

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 25, 2014

FILE NO: SUP-14-033

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit request to allow the construction of a Nevada Department of Transportation storage maintenance facility on property zoned Limited Industrial (LI).

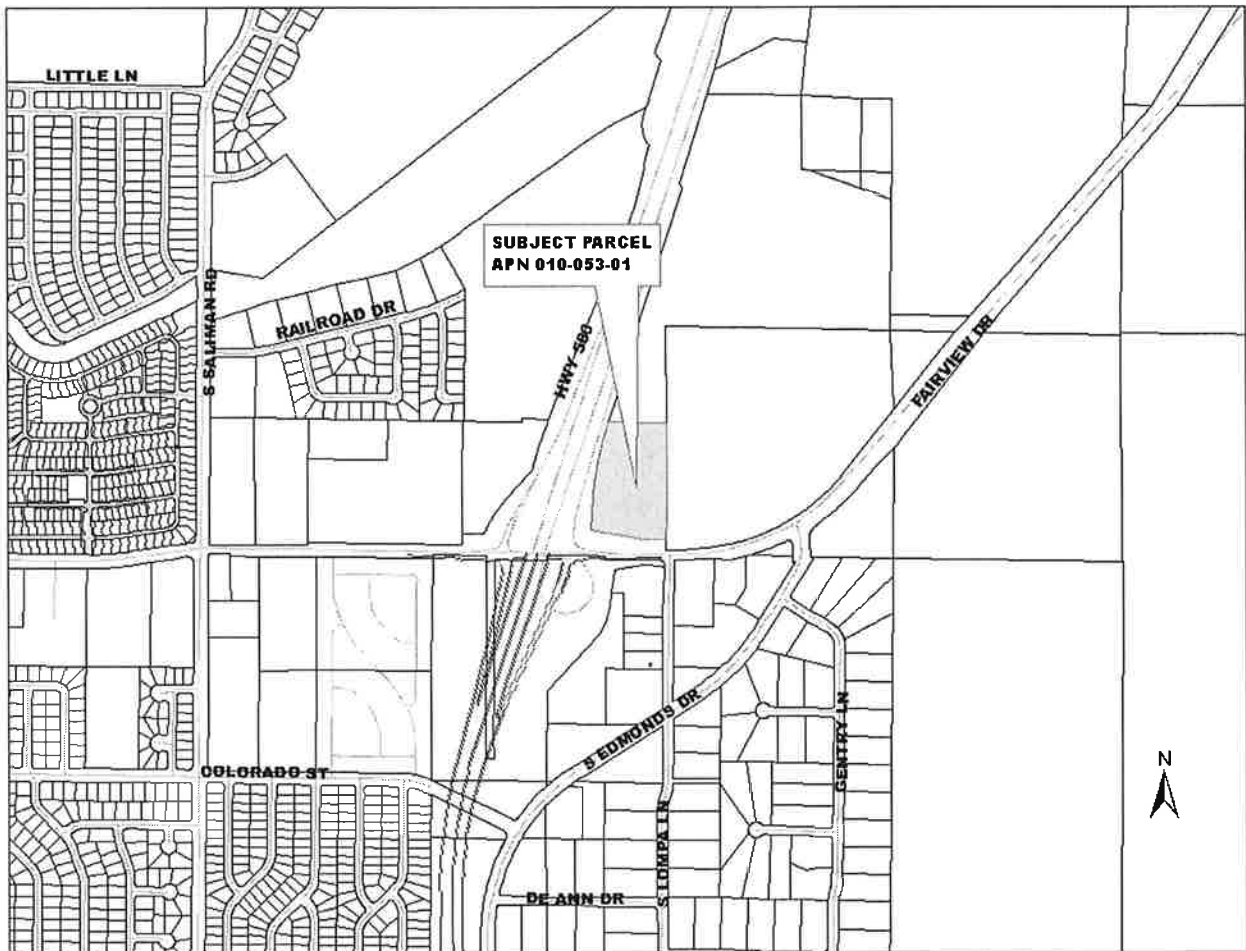
OWNER: State of Nevada

APPLICANT: State of Nevada Department of Transportation

LOCATION: 2296 Fairview Drive

APN: 010-053-01

RECOMMENDED MOTION: "I move to approve SUP-14-033, a Special Use Permit request to allow construction of a Nevada Department of Transportation storage maintenance facility on property zoned Limited Industrial, located at 2296 Fairview Drive, APN 010-053-01, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant shall 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. 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:

5. All lighting shall be reviewed and approved by the Planning for compliance with Development Standards Division 1.3, Lighting Standards. All lighting must be shielded or directed so that it does not create glare, upward or off-site light trespass.

The following shall be required throughout the life of the project:

6. Existing drainage flow patterns must be maintained. All materials must be safely contained and confined.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.145 (Limited Industrial)

MASTER PLAN DESIGNATION: Community/Regional Commercial

PRESENT ZONING: Limited Industrial (LI)

KEY ISSUES: Would the proposed construction of buildings, storage of sand and road maintenance materials and sweepings waste disposal on property located adjacent to the freeway, have an adverse impact on the adjacent neighborhood and would it be in compliance with the purposes of the Limited Industrial zoning district?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH:	Limited Industrial (LI)/Vacant
EAST:	Public (P)/National Guard
SOUTH:	Right-of-Way then Limited Industrial (LI)/Vacant
SOUTHEAST:	Limited Industrial (LI)/Capital Beverage
WEST:	Right-of-Way then Limited Industrial (LI)/Vacant

ENVIRONMENTAL INFORMATION

FLOOD ZONE: X (areas of minimal flooding)

EARTHQUAKE FAULT: Moderate, Zone II, fault zone within 500 feet

SLOPE/DRAINAGE: The parcel is primarily flat

SOILS: 25 Haybourne sandy loam, 0 to 2 percent slopes

SITE DEVELOPMENT INFORMATION

LOT SIZE: .5.97 acres

PROPOSED SIZE: No buildings are under review at this time.

PARKING: No change

SETBACKS: Front 30 feet, sides 0 feet, rear 0 feet and height 32 feet

VARIANCES REQUESTED: None

PREVIOUS REVIEWS

None

DISCUSSION

A Special Use Permit is required for Government Facilities and Outside Storage in the Limited Industrial zoning district. This is an existing Nevada Department of Transportation (NDOT) storage maintenance site located on the east side of the I-580 freeway, at the intersection of Fairview Drive and present termination of the freeway. This is a central location for NDOT's storage of equipment, materials and maintenance of the freeway and is also a shared location for Carson City road maintenance crews to utilize for work on local streets. The site will serve the entire community. There is presently an asphalt yard area on the south half of the parcel, with a salt storage Sprung structure and brine tank storage that includes a concrete wall containment basin, according to information submitted by the applicant. As a part of this submission, the applicant is proposing that NDOT be allowed to increase buildings and uses on this site, which includes adding a new brine making building directly adjacent to the existing brine tank storage basin to be utilized by both the NDOT and Carson City road maintenance crews. Future uses that are included in this Special use Permit include additional asphalt paving on the north half of the parcel to house a sand storage Sprung structure, sander racks and sweepings disposal waste area. A future wash pad area is also proposed to be placed in the south area of the yard and would be used for the cleaning of road maintenance vehicles.

This appears to be a viable area for the proposed use as a storage and maintenance facility, as it is adjacent to the freeway on the west, a freeway off-ramp to the south, the National Guard to the east and vacant land to the north. There is no residential, commercial or industrial use adjacent to the site which would be adversely affected by the proposed uses outlined in the application. Maintenance of roadways is a desirable outcome, but the storage of materials and equipment required for this process can be unsightly and cover a large space. The proposed uses at this location would have little negative impact on the surrounding properties in the vicinity.

PUBLIC COMMENTS

Public notices were mailed on June 6, 2014 to 31 adjacent property owners plus 168 mobile home park tenants within 1,000 feet of the subject site. As of the writing of this report one comment has been received in favor of 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 Wednesday, June 25, 2014 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 June 10, 2014 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No comments

Fire Department: No comments

Health Department: No concerns based on application submitted

Engineering Division: The Engineering Division has no preference or objection to the Special use Permit request. Existing drainage flow patterns must be maintained. All materials must be safely contained and confined

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

GOAL1.1- Promote the Efficient Use of Available Land and Resources

1.1a- Balanced Land Use Plan

1.1e- Sustainable Construction Techniques

1.1f- Energy conservation

The proposed construction on this site will use sustainable construction techniques, including a Sprung building, tank storage of brine and a building for salt storage, an expanded asphalt yard and wash pad with sediment storage. The site will have an industrial appearance.

GOAL 5.5 Promote Recreational Facilities and Quality of Life Amenities as Economic Development Tools

5.5e- Public Facilities

The proposed road maintenance yard area would ensure that public roadways are available and useful for the traveling public. A high quality of life is inherent in well-maintained roadways that allow easy access to surrounding areas.

GOAL 5.7 Promote a Collaborative Approach to Economic Development

5.7.a- Public/Private Sector Collaboration

This project is proposed to be a collaborative effort between the State of Nevada Department of Transportation and the Carson City Public Works Department, allowing consolidation of services and materials in support of maintenance of roadways, allowing each entity to have fewer expenses and resources devoted to the on-going responsibility of keeping roadways safe and well-tended. The public roadway system is expensive to maintain. A method to reduce these expenses by sharing

resources would allow a resulting reduction in tax responsibilities of the public.

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.

The existing facilities for storage of road maintenance materials and proposed expansion of this area to provide additional services to the motoring public will provide a needed service to the community, and will be located in an area central to the entities who are providing this service. The location adjacent to the freeway, at a point which is currently not being utilized by any residential, commercial or industrial projects, will allow this site to provide a needed service to the community. The adjacent property owner to the east is the National Guard, where service vehicles are also stored and used. The other three directions are roadway areas or vacant land. No detrimental effect is foreseen in allowing this maintenance facility area to expand to provide more services to the motoring public. No objectionable noise, vibrations, fumes, odors, dust, glare or physical activity beyond that normally associated with a yard maintenance facility is likely. The motoring public will be grateful to have the opportunity to travel on well-maintained road surfaces, especially in inclement weather. This level of service is more likely to be delivered, as a result of the proposed central location of this maintenance yard with the proposed expanded facilities.

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

The materials, storage items, building and vehicles located at this site will to be used for the maintenance of the roadways. Materials will be delivered to the site and stored until needed. Vehicles are likely to be stored here as well, until needed. There is adequate access from the site for ingress and egress onto Fairview Drive. No detrimental effect is foreseen in allowing the maintenance of the roadways to originate from this location. Eventually, the freeway will be extended south from this location, allowing this to be an even more centrally located site in support of the major highway surfaces in this area.

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.

This site will provide a service to the motoring public and will be an expansion of an existing public facility that will serve the community in this area. As such, it will be a source of support to other public entities such as police and fire protection, as they will also travel these highways and roadways that have been maintained from this location. No overextension of public services in support of this maintenance site is foreseen.

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 Limited Industrial zoning district is established to preserve an industrial district restricted to a use engaged in the assembly of manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Uses which are allowed in the Residential Office, General Office, Neighborhood Business, Retail Commercial and General Commercial zoning districts are also allowed in this zoning district. A roadway maintenance facility, including storage, is an appropriate use of this location.

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

The proposed use is designed to support public health, safety, convenience and welfare, by providing well-maintained and clean highways and byways. In addition, the site is proposed in a central location where these services can be utilized with a minimum of travel time, as well as being a collaborative undertaking, with the State of Nevada Department of Transportation and Carson City Public Works being involved in using the site in support of common roadways in the vicinity.

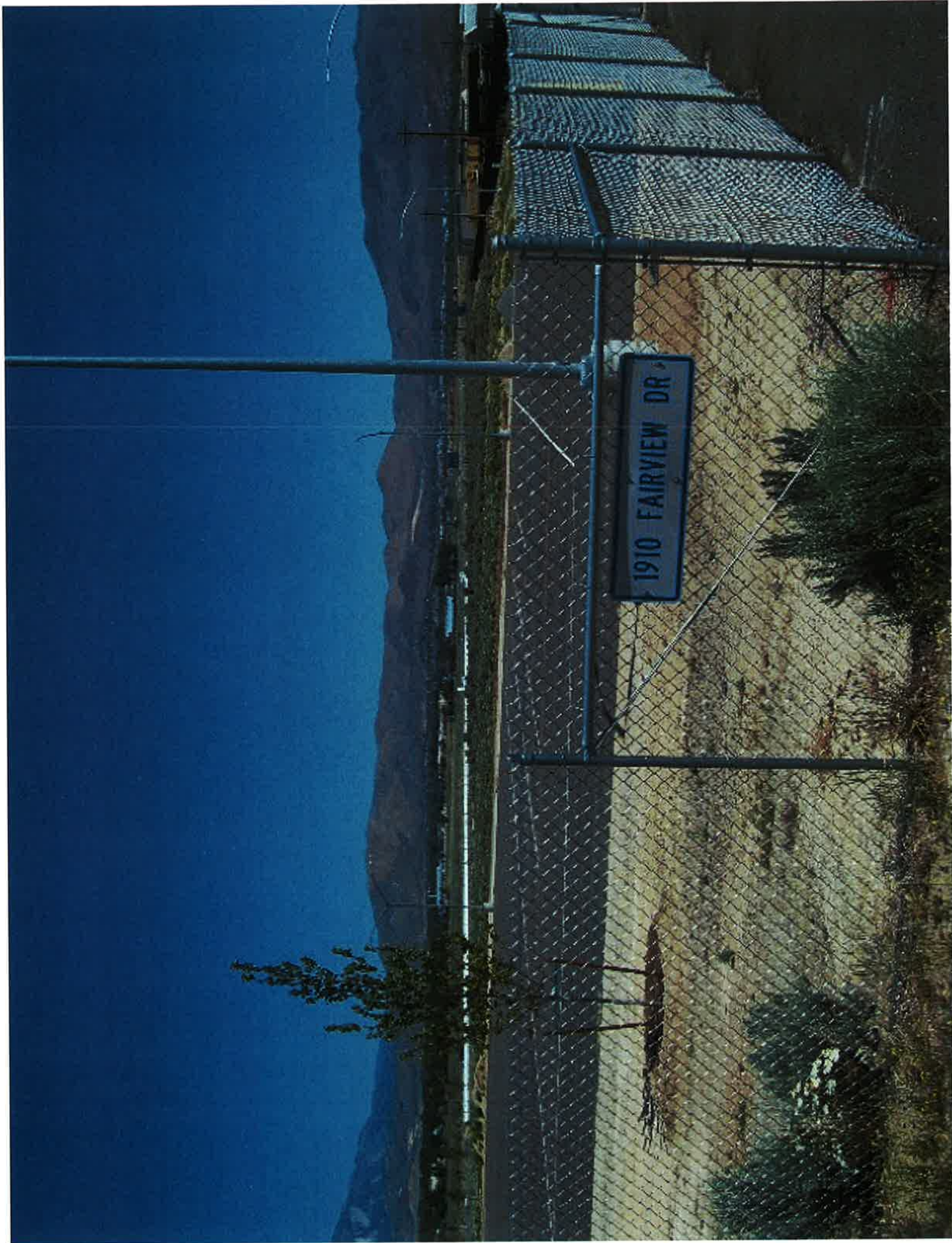
7. Will not result in material damage or prejudice to other property in the vicinity.

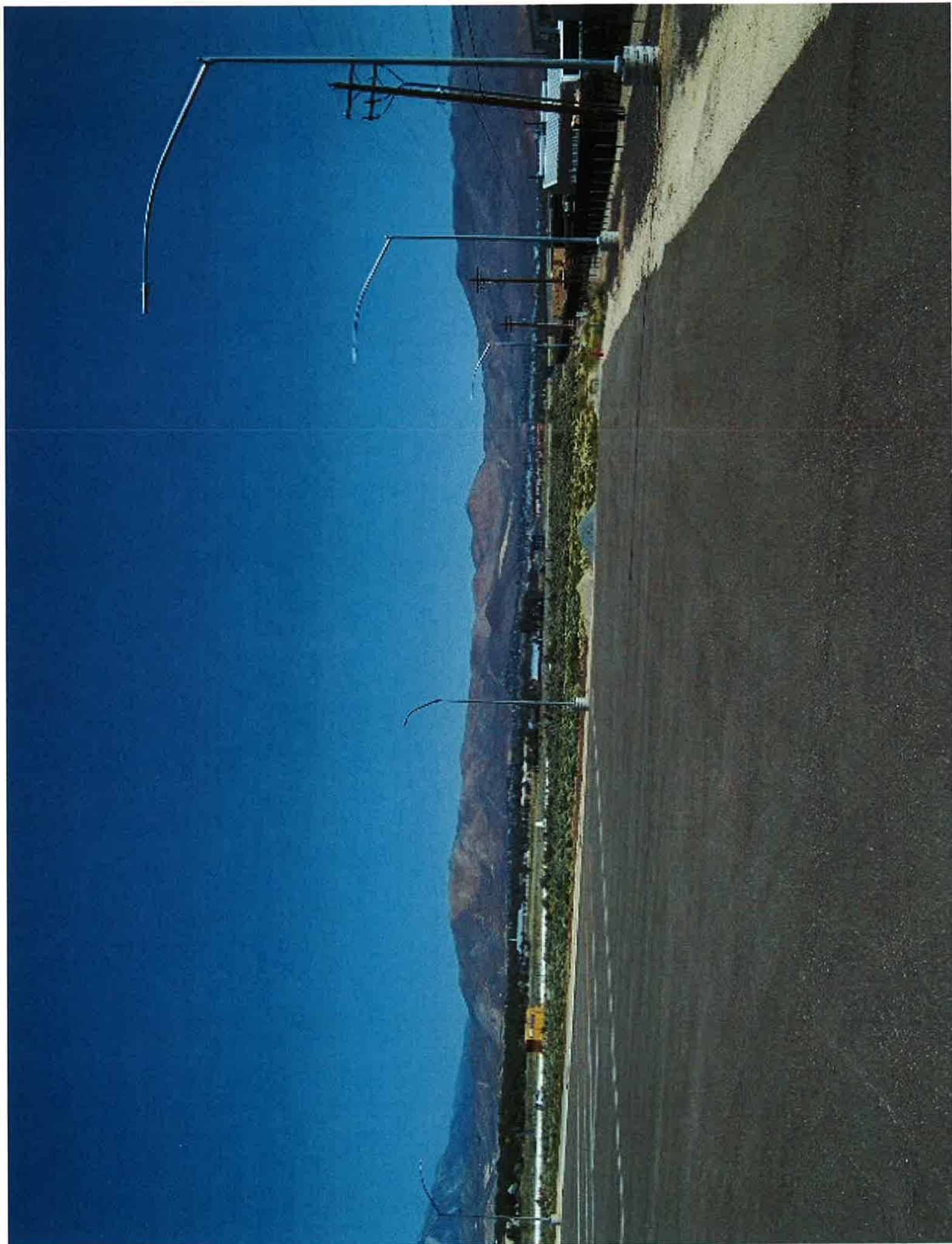
The site is located in an area which is not adjacent to any residential or commercial undertaking that could be adversely affected by the storage and maintenance uses proposed for this site. The adjacent roadways to the west and south will benefit directly from this facility, while the National Guard Armory to the east also stores and maintains equipment in support of the needs of the public. The property to the north is vacant, but is also zoned Limited Industrial, where uses which are allowed in the Limited Industrial zoning district could also be eventually located. No material damage or prejudice is assumed in regard to other property in the vicinity if this application is approved.

Attachments:

Site Photos
Building Division comments
Engineering Division comments
Fire Department comments
Heath Department comment
Application SUP-14-033
Application supplement description of project
Letter of support









File # (Ex: MPR #07-111)	<i>Sup-14-033</i>
Brief Description	<i>NV Dept. of Transportation</i>
Project Address or APN	<i>APN</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>05-19-14</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments



**Engineering Division
Planning Commission Report
File Number SUP 14-033**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 26, 2014

MEETING DATE: June 25, 2014

SUBJECT TITLE:

Action to consider a special use permit NDOT for a salt and sand storage facility and brine making facility at 2296 Fairview Dr., apn 010-053-01.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. Existing drainage flow patterns must be maintained, all materials must be safely contained and confined.

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

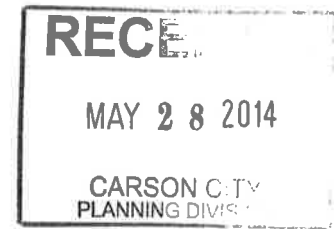
The request is not in conflict with any Engineering Master Plans for streets.

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.



Fire has no comments on SUP 14-033.

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



June 6, 2014

SUP-14-027

No concerns based on application submitted.

SUP-14-033

No concerns based on application submitted.

SUP-14-034

Applicant needs to apply for all applicable licenses (Health, Business, Liquor, etc.)

SUP-14-036 & VAR-14-037

No concerns based on application submitted.

SUP-14-039

No concerns based on application submitted.

TSM-14-022

1. Update map to include proposed domestic well locations for each lot with a 100' radius around each well. Due to slope and site restrictions, domestic wells must be proposed in an area that would feasibly permit access by a well driller (i.e., within the building envelope). Please note that each lot must meet setback requirements addressed in NAC 444.792.
2. Percolation tests conducted to prepare the Tentative Map report show favorable results, but will not be honored for septic system design/construction. Each lot will have to conduct two (2) percolation tests as described in NAC 444.796 – 444.7968.
3. Address detention basin and culvert maintenance responsibility.

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

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:

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.

FILE # SUP - 14 - SUP - 14 - 033

Stephen R. Teed *NOOT* 888-7951

APPLICANT PHONE #

1263 S. Stewart Street, Carson City, NV 89712

MAILING ADDRESS, CITY, STATE, ZIP

steed@dot.state.nv.us

EMAIL ADDRESS

Halana Salazar *NOOT* 888-7470

PROPERTY OWNER PHONE #

1263 S. Stewart Street, Carson City, NV 89712

MAILING ADDRESS, CITY, STATE, ZIP

hsalazar@dot.state.nv.us

EMAIL ADDRESS

Jonh M. Terry *Stephen Teed* 888-7440

APPLICANT AGENT/REPRESENTATIVE PHONE #

1263 S. Stewart Street, Carson City, NV 89712

MAILING ADDRESS, CITY, STATE ZIP

jterry@dot.state.nv.us *steed@dot.state.nv.us*

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

010-053-01

Street Address ZIP Code

2296 Fairview Drive, Carson City, NV 89701

Project's Master Plan Designation

Community/Regional/Comm.

Project's Current Zoning

Limited Industrial (LI)

Nearest Major Cross Street(s)

Fairview Drive

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 as a conditional use is as follows:

Special Use Permit for the NDOT maintenance yard with sand/salt storage and brine making operation at 1910 Fairview Drive, Carson City, NV 89712.

Special Use Permit for the NDOT maintenance yard with sand/salt storage and brine making operation at 1910 Fairview Drive, Carson City, NV 89712.

PROPERTY OWNER'S AFFIDAVIT

I, *John M. Terry*, 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 *John M. Terry* Address *1263 S. Stewart St. Carson City NV* Date *May 13, 2014*

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

STATE OF NEVADA
COUNTY)

On *May 13*, 2014, *John M. Terry*, 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



VIRGINIA R. FROBES
NOTARY PUBLIC
STATE OF NEVADA

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

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 this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant

5/14/14
Date

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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

Explanation A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

The items from the Master Plan Policy checklist that are applicable to this project and supported by the proposed development are as follows (all other checklist items are not applicable to this development):

Chapter 3: A Balanced Land Use Pattern

This project will meet the provisions of the Growth Management Ordinance (Municipal Code 18.12). The water usage of this project will not exceed the maximum average daily water usage threshold.

This property is outside the 100-year floodplain, according to FEMA Floodplain Maps, and does not contain any geological hazards such as identified earthquake faults. This is in compliance with the goals of the Carson City Master Plan (3.3d,e).

The uses and general characteristics of this project are suitable for limited industrial zoning, according to the Land Use table descriptions, and are in compliance with the goals of the Carson City Master Plan (p. 41).

Chapter 4: Equitable Distribution of Recreational Opportunities

This property is not in a location designated as an Open Space Opportunity, according to the Open Space Master Plan Opportunities Map, so development of this site does not conflict with goals of the Carson City Master Plan (4.3a).

Chapter 6: Livable Neighborhoods and Activity Centers:

This project will use customary and appropriate building materials based on the project's uses, complying with the Master Plan policy that states that all new development requires the use of durable and long last building materials (6.1a).

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

Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial

zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

The proposed development will not be detrimental to the immediate vicinity or general neighborhood. The proposed development is located on a property zoned "Limited Industrial" (LI). The zoning designations adjoining this property are as follows (according to the zoning map found on the Carson City website): North: undeveloped lot, agricultural zoning; East: Nevada Army National Guard facility, public zoning; West: I-580 and undeveloped lot, limited industrial zoning; South: Fairview Drive and undeveloped lot, limited industrial zoning.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed project is similar to the existing development in the surrounding area because much of the area is limited industrial zoning. The area is made up of various businesses and the Nevada Army National Guard facility. There will be noise, dust, odors, vibrations, fumes, glare, and physical activity that will be associated with this project, but these problems are compatible with the property's industrial zoning and will not be detrimental to the surrounding limited industrial area. I-580 and Fairview Drive also act as a significant barrier between the proposed development and existing businesses, so this development will not hurt property values of the surrounding area. This property will have uses that are not contained within a building, including outdoor loading of sand and salt, making of the brine solution, a wash pad, and storage of the sander racks, brine tanks and sweepings disposal. If any construction generated dust is created, it will be treated with water trucks. This project will differ in physical appearance from the area because it will contain structures that are able to be relocated if needed rather than the permanent structures that make up the surrounding area.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

This project will not be detrimental to the surrounding area because it has similar uses to its adjacent properties. The location of the property is a limited industrial zone with no residential neighborhoods in the immediate vicinity so the disruptions that come with the project will not affect the peaceful enjoyment of the community residents.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The development will have minimal impact on the pedestrian and vehicular traffic once completed and successfully operating. This facility has no public access and will only be used as needed by State and City employees. The amount of traffic generated by this facility will not significantly affect the existing traffic on Fairview Drive. Left hand turns are prohibited when exiting the facility. Left hand turns will be allowed into the facility from Fairview Drive. Currently, there is minimal pedestrian traffic along Fairview Drive at this property location and because this facility has no public access the pedestrian traffic is not expected to increase. Due to the expected minimal impact on traffic and no increase in pedestrian traffic as a result of this project, no additional walkways or traffic lights will be needed at this location. The nearest fire station is located at 777 S Stewart St. and is 1.7 miles away from the property location. The emergency response time from this location would be approximately 3-5 minutes.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved

Once completed, joint use of this maintenance facility will be available to Carson City and the Nevada Department of Transportation. This facility will provide Carson City and NDOT with the resources to clear and maintain the roads and freeway during the winter months, which will directly benefit the people of Carson City and will not be detrimental to the public health, safety, convenience or welfare. Carson City will have access to the brine operation when needed to ensure that City roads are kept clear and accessible. The close proximity to I-580 ensures NDOT has the ability to maintain the freeway system quickly and effectively.

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

Explanation A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

This project will not affect the school district and will not add to the student population. This project will not affect the Sheriff's Office.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

This property has an existing drainage ditch that runs along the west side of the property. The entire paved section of this property is sloped to ensure that runoff is captured in this ditch. The future expanded asphalt pad will be sloped to drain into this same ditch. A catch basin will be installed at the point where the flow runs into the ditch.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.

The existing water supplies and the water pressure serving this project are adequate to meet the needs of the future plan. The existing 2" line is not in need of replacement. The project is not served by a well.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

This is not applicable to this property.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

No road improvements are proposed or needed.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

NDOT is providing all information to support the statements made in this packet.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

Outdoor lighting is needed for future development and will match existing light poles.

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

Landscaping is currently installed on the section of the project that is already completed. Trees have been planted on the south and west sides of the property parallel to I-580 and Fairview Drive to provide a significant visual barrier. Additional landscaping will be done on future section of the project once completed.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

No parking plan is needed for this project.

State of Nevada
Department of Transportation
Special Use Permit
Carson City Maintenance Station
1910 Fairview Drive & U.S. 395/I-580
Carson City, Nevada 89712

Drawing Index

GENERAL:

G0.1: Project Location Map,
Project Vicinity Map,
Project Directory,
Drawing Index

Architectural Site:

A1.0: Fairview Site Plan
A2.0: East Elevation

Project Directory

OWNER:

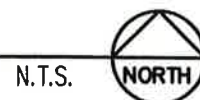
State of Nevada
Department of Transportation
1263 S. Stewart Street
Carson City, Nevada 89712

ARCHITECT:

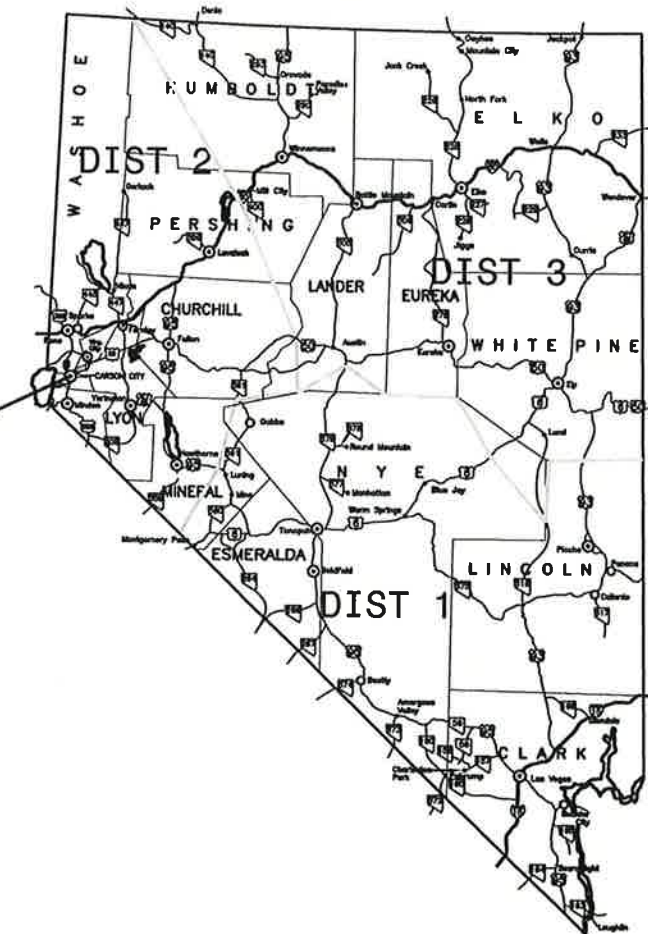
Stephen R. Teed
Nevada Reg. No. 1627
Expires 12/31/14
NDOT Architecture Division
1263 S. Stewart Street
Carson City, Nevada 89712
(775) 888-7487
(775) 888-7106 / fax



PROJECT VICINITY MAP



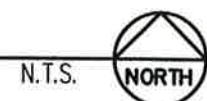
N.T.S.



PROJECT SITE

Nevada Dept. of Transportation
Carson City Maintenance Station
1910 Fairview Drive
Carson City, NV 89712

PROJECT LOCATION MAP



N.T.S.

SPECIAL USE PERMIT
CARSON CITY MAINTENANCE STATION
1910 FAIRVIEW DRIVE & U.S. 395/I-580
CARSON CITY, NV

• Drawn: BSW
• Checked: DFC
• Date: 5/15/14
• Scale: AS SHOWN

Sheet Title
PROJECT LOCATION
& VICINITY MAPS,
PROJ. DIRECTORY,
DRAWING INDEX

Sheet Number

G0.1



FAIRVIEW SITE PLAN

SCALE: 1" = 100'-0"



0 100' 200'

GENERAL SITE NOTES:

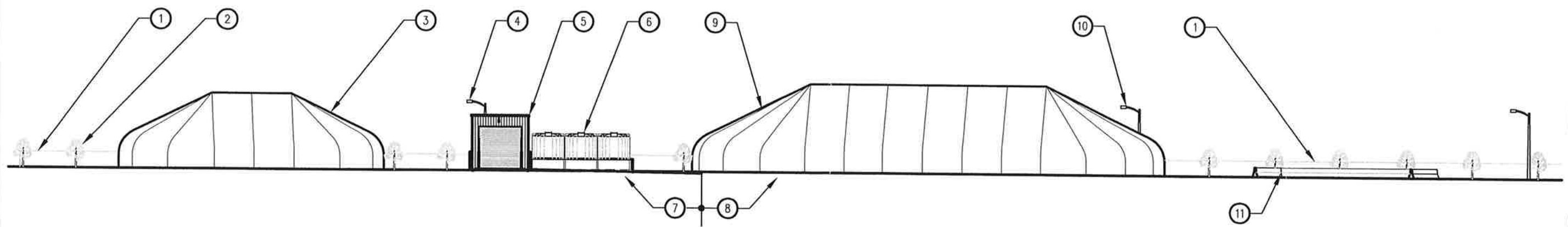
1. SITE PLAN SHOWN FOR REFERENCE ONLY - CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL FIELD VERIFICATION SHALL BE DONE PRIOR TO BID AT NO ADDITIONAL COST TO THE PROJECT.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM NEW CONSTRUCTION ON ALL SIDES. FIELD VERIFY EXISTING GRADES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING ACTIVE UTILITY LINES PRIOR TO COMMENCING ANY WORK. CALL BEFORE YOU DIG / 1-800-227-2600.
4. IF ANY EXISTING ABANDONED UTILITY LINES ARE ENCOUNTERED DURING EXCAVATION FOR FOOTINGS, CONTRACTOR SHALL STOP WORK AND CONTACT OWNER'S REPRESENTATIVE.

KEYNOTES:

- 1 EXISTING DECIDUOUS TREE (32 TOTAL + 5 FUTURE)
- 2 EXISTING CHAIN LINK FENCE AND GATES.
- 3 EXISTING LIGHT POLES (12 TOTAL + 3 FUTURE).
- 4 FUTURE 1,684 S.F. WASH PAD WITH SEDIMENT TANK.
- 5 EXISTING 5,850 S.F. SPRUNG STRUCTURE / SALT STORAGE.
- 6 FUTURE 525 S.F. BRINE MAKER BUILDING.
- 7 EXISTING 1,280 S.F. BRINE SOLUTION TANKS YARD.
- 8 EXISTING 97,753 S.F. ASPHALT YARD.
- 9 FUTURE 105,948 S.F. EXPANDED ASPHALT YARD.
- 10 FUTURE 14,300 S.F. SPRUNG STRUCTURE / SAND STORAGE.
- 11 FUTURE 9,336 S.F. SANDER RACKS.
- 12 FUTURE 3,600 S.F. SWEEPINGS DISPOSAL.
- 13 EXISTING 2" WATER LINE ROUTE.
- 14 EXISTING ELECTRICAL VAULT.
- 15 EXISTING CATV VAULT.
- 16 EXISTING 2" WATER LINE "HOT BOX" BACKFLOW PREVENTER.
- 17 EXISTING 2" WATER METER VAULT.

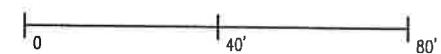
KEYNOTES:

- ① EXISTING CHAIN LINK FENCE AND GATES.
- ② EXISTING DECIDUOUS TREES.
- ③ EXISTING 5,850 S.F. SPRUNG STRUCTURE / SALT STORAGE.
- ④ EXISTING LIGHT POLES.
- ⑤ FUTURE 525 S.F. BRINE MAKER BUILDING.
- ⑥ EXISTING 1,280 S.F. BRINE SOLUTION TANKS YARD.
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- ⑩ FUTURE LIGHT POLES.
- ⑪ FUTURE 3,600 S.F. SWEEPINGS DISPOSAL.



EAST ELEVATIONS

SCALE: 1" = 40'-0"



SPECIAL USE PERMIT
CARSON CITY MAINTENANCE STATION
1910 FAIRVIEW DRIVE & U.S. 395/I-580
CARSON CITY, NV

• Drawn: ESW
• Checked: SRT
• Date: _____
• Scale: AS SHOWN

Sheet Title
EAST
ELEVATIONS

Sheet Number
A2.0

Kathe Green

From: Susan Dorr Pansky
Sent: Thursday, May 29, 2014 3:34 PM
To: Kathe Green
Subject: FW: SUP-14-033 Project Description

Kathe – this is a more detailed description for the NDOT facility (SUP-14-033). Please add to you materials for that item. Thanks.

Susan Dorr Pansky
Planning Manager
Phone 775.283.7076

From: Warren, Eugene S [<mailto:Ewarren@dot.state.nv.us>]
Sent: Tuesday, May 27, 2014 11:19 AM
To: Susan Dorr Pansky
Cc: Teed, Stephen R
Subject: SUP-14-033 Project Description

Hello Susan,

The following narrative is the requested project description for SUP-14-033:

The NDOT maintenance site at 1910 Fairview Drive, Carson City, Nevada 89712 (APN#010-053-01) is being developed for NDOT road maintenance crews that work on I-580/US 395 & US 50 along with Carson City road maintenance crews that work on local streets. This site is central for both entities and will logistically serve the community.

This site presently has an asphalt yard area on the south half of the parcel with a salt storage Sprung structure and brine tank storage that includes a concrete wall containment basin. NDOT is preparing plans for a new Brine Maker Building to be built directly adjacent to the existing brine tank storage basin for both NDOT and Carson City road maintenance crews to use.

Ultimately, this site will have additional asphalt paving on the north half of the parcel to house a sand storage Sprung structure, sander racks and sweepings disposal waste area. Also, a future wash pad area (shown on plan) is proposed for the south area of the yard to be used for cleaning road maintenance vehicles.

If you have any questions, please call me, thanks.

Gene Warren
Architectural Drafter IV
NDOT Architecture
Office: 775-888-7952
Fax: 775-888-7706

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anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of the original message.

Kathe Green

From: Planning Department
Sent: Monday, June 09, 2014 8:19 AM
To: Kathe Green
Subject: FW: Request for Special Use Permit from NDOT



Susan Dorr Pansky
Planning Manager
Phone 775.283.7076

From: David Knighton [<mailto:knighton.d@sbcglobal.net>]
Sent: Saturday, June 07, 2014 7:47 PM
To: Planning Department
Subject: Request for Special Use Permit from NDOT

In regards to the Special Use Permit by NDOT to construct an NDOT maintenance facility and storage facilities on the property at 2296 Fairview Dr., I would be in favor of granting the permit. That site will be isolated from residential areas by the completed construction of the I-580 project and seems to be a logical choice for such a facility.

David Knighton
2215 Bordeaux St.
Carson City