

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 30, 2014

FILE NO.: SUP-14-036

AGENDA ITEM: F-4

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

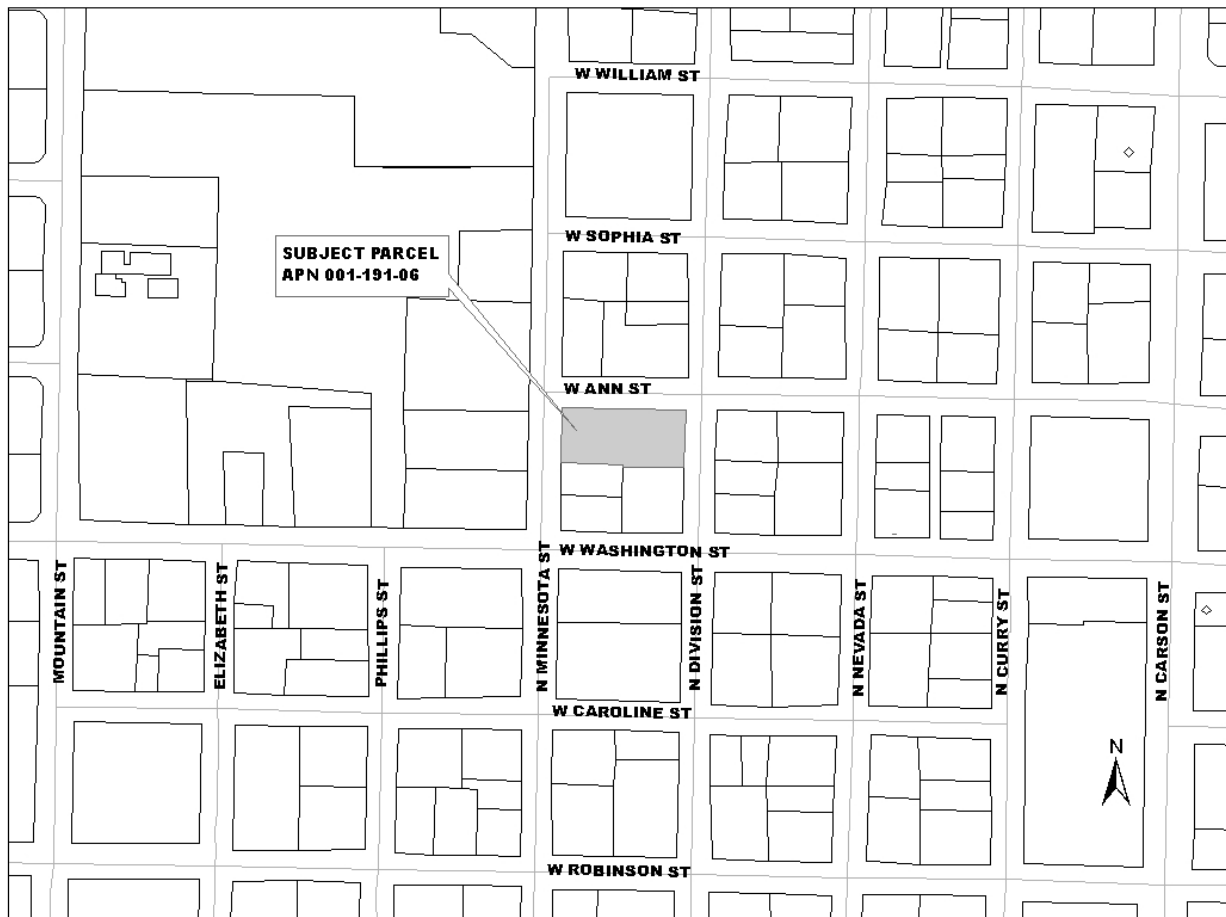
REQUEST: To consider a request for a Special Use Permit from Herman Bauer to allow eight multi-family dwelling units in two buildings on property zoned Residential Office (RO), located at 812 N. Division Street, APN 001-191-06.

OWNER/APPLICANT: Herman Bauer

LOCATION: 812 N. Division Street

APN: 001-191-06

RECOMMENDED MOTION: "I move to approve SUP-14-036, a Special Use Permit request to allow eight multi family dwelling units in two buildings on property zoned Residential Office, located at 812 N. Division Street, APN 001-191-06, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
6. Trash and debris shall be stored inside an appropriate trash container within a trash enclosure approved by the Planning Division as to form and location on the project site.
7. The two building driveways facing Ann Street shall be separated by a landscape strip approved by the Planning Division.
8. The applicant shall provide a final landscaping plan, in compliance with Division 3 of the Carson City Development Standards, to the Planning Division for review and approval with any associated Building Permit application.
9. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky. Lights must be recessed or shielded with a 90-degree cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield. Exterior light fixture details shall be submitted with a Building Permit application submission for review and approval.
10. Ground-mounted equipment (HVAC, etc.) shall be screened from view through the use of landscaping or architectural means acceptable to the Planning Division.
11. Exterior building colors shall be muted or earth-tone in color. Bold colors shall be prohibited except when used as accent or trim.
12. The project requires 12 on-site parking spaces including two spaces (one per building) that are wide enough to accommodate handicap accessibility per building code requirements.
13. The proposed project shall meet the conditions of approval for the Right-of-Way Abandonment AB-10-038.

14. The proposed project shall meet the conditions of approval for HRC-10-102 and shall comply with all previously approved design and landscape elements. Modification of HRC-10-102 will be required to address any modifications to the building, landscaping or site improvements currently approved and shall require additional approval by the Historic Resources Commission.
15. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
16. Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
17. Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.
18. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2012 International Building Code
 - 2009 International Energy Conservation Code
 - 2012 International Fire Code
 - 2012 Uniform Mechanical Code
 - 2012 International Mechanical Code
 - 2012 Uniform Plumbing Code
 - 2011 National Electrical Code
 - 2009 ICC/ANSI A117.1 (For accessible design)
 - 2011 Northern Nevada Amendments
 - 2012 Northern Nevada Amendments
19. The 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.
20. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('12 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2009 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - **Indicate accessible route width** (Minimum width is 36 inches; however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1 2009 Section 403.5 & Table 403.5))
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details showing slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 & 705)

- Indicate all accessible parking, with signage
- Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The *Accessible Route / Exit Discharge Plan* shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('12 IBC 1007.2, 1023.6, & 1104.1)

21. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** breakdown of the allowable area and height versus the actual area and height.
22. The project will be required to follow the 2012 International Fire Code with Northern Nevada Amendments. Since the project is changing from R-3 duplex to R-2 apartment, fire sprinklers are required.
23. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
24. All requirements set forth in the Conditions of Approval for the right of way abandonment for this project also apply to this Special Use Permit.
25. The City has agreed to fund 50% of the cost of the replacement of the 5" clay sewer main in Ann St. up to \$20,000. This is subject to Board of Supervisors approval.
26. The sewer main in Ann St. and the laterals to the subject property must be replaced.
27. Sight distance issues for vehicles must be addressed with the construction drawings.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.110 Residential Office (RO), CCMC DS 1.18 Residential Development Standards in Non-Residential Districts.

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

PRESENT ZONING: Residential Office (RO)

KEY ISSUES: Will the proposed multi-family use be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION

- EAST: Residential Office/Office Uses
- WEST: Residential Office/Apartments, Office Use and Daycare
- NORTH: Residential Office/Apartments and Office Use
- SOUTH: Residential Office/Single Family Uses and Office Use

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: XS Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II

- SLOPE/DRAINAGE: Site is primarily flat
- SOILS: 71: Urban Land

SITE DEVELOPMENT INFORMATION

- LOT SIZE: 13,929 square feet existing, 16,730 square feet with approved AB-10-038.
- PROPOSED STRUCTURE SIZE: This project is proposed as two 3,638 square foot four-plex structures (this includes 648 square feet of garage space per building)
- PROPOSED STRUCTURE HEIGHT: 27 feet
- PROPOSED PARKING: 12 spaces including two handicap spaces (one per building). Four one-car garages are included and the remaining eight spaces will be uncovered.
- SETBACKS:

Required:

Front	Side	Street Side	Rear
10 feet	10 feet	10 feet	20 feet

Proposed:

Front	Side	Street Side	Rear
10 feet	10 feet	10 feet	20 feet

- VARIANCES REQUESTED: None. However, the applicant is requesting a reduction in required parking spaces, which may be approved by the Director upon receipt and review of accredited parking documentation. The reduction in parking is addressed as a part of this Special Use Permit Process.

PREVIOUS REVIEWS:

- July 28, 2010: The Planning Commission reviewed and recommended approval of AB-10-038 to the Board of Supervisors. The request allowed the abandonment of an eight foot wide portion of North Minnesota Street, West Ann Street and North Division Street, totaling a 3,814 square-foot area, more or less, adjacent to properties located at 803 North Minnesota Street, 444 West Washington Street and 812 North Division, APNs 001-191-02, 001-191-05 and 001-191-06.
- August 19, 2010: The Board of Supervisors approved AB-10-038.
- December 9, 2010: The Historic Resources Commission reviewed and approved the demolition of the existing single family dwelling unit and accessory structures and approved the conceptual plan with the stipulation that the applicant provide more detail on possible covered parking alternatives and materials for the proposed apartment complex.
- April 5, 2011: A Major Project Review, MPR-11-020, was conducted at the Planning Division. During the meeting, staff provided the applicant with comments related to the proposed project. The Historic Resources Commission Chairman, Mike Drews, was in attendance at the Major Project Review meeting.
- May 12, 2011: The Historic Resources Commission reviewed the revised eight unit apartment plan and approved the proposed project subject to conditions of approval.

- June 9, 2011: An adjacent property owner submitted information to the Planning Division regarding the possibility of an Open Meeting Law issue, related to an improper notice of HRC-10-102 for the May 12, 2011 Historic Resources Commission meeting. After staff research and confirmation from the District Attorney's office, it was determined the item must be properly noticed and brought back before the Historic Resources Commission for action.
- July 21, 2011: The Historic Resources Commission again approved the project subject to conditions of approval.
- July 27, 2011: The Planning Commission approved the previously proposed eight unit apartment project, SUP-11-042, subject to specific conditions by a vote of 3-2 (2 absent). Significant public opposition was represented at the Planning Commission meeting.
- August 8, 2011: The Special Use Permit SUP-11-042 was appealed by an adjacent property owner.
- September 15, 2011: The appeal MISC-11-053 was reviewed and the project was sent back to the Planning Commission and the Historic Resources Commission by the Board of Supervisors for further reconsideration. Significant public opposition was represented at the Board of Supervisors meeting.
- February 9, 2012: A revised development plan for two, two-family dwelling or duplex units (for a total of four dwelling units) was approved by the Historic Resources Commission.
- August 17, 2012: A one-year extension for the two, two-family dwelling unit or duplex project was approved by staff. A Building Permit for the first of the two buildings is currently active and valid until February 2015.
- October 10, 2013: Historic Resources Commission reviewed and approved a revised landscaping plan associated with the previously approved application for two, two-family dwelling or duplex units. This was initiated after historic trees were removed that had been proposed to remain on site as a part of the original approval.

HISTORY:

In 2010, the applicant began a process to gain approval of an eight-unit multi-family complex on the subject property. This included required approvals from the Historic Resources Commission (HRC) for demolition of the historic structure and for the architectural design of the new structures, the Planning Commission for a Special Use Permit to accommodate multi-family dwellings and a Right-of-Way Abandonment to abandon a portion of the existing public right-of-way on the property. The Right-of-Way Abandonment also required approval from the Board of Supervisors.

The original project proposed buildings of larger scale and massing than what is currently proposed, and included a parking lot with 16 spaces, some of which were covered. The Historic Resources Commission approved the proposed project with the conditions of approval recommended by staff as well as some additional conditions that were stipulated at the HRC meetings.

The Planning Commission approved the associated Special Use Permit and the Right-of-Way Abandonment subject to the conditions of approval recommended by staff.

The Planning Commission's approval was then appealed by an adjacent property owner, Alexander Kirsch, citing reasons that generally included the following:

- The multi-family project would not conform to the Residential Office zoning requirements without the approval of a Special Use Permit.
- The project did not conform to the Historic District purpose or development standards.
- Approving a new multi-family use on the subject property sets an undesirable precedent in the Historic District.
- The addition of multi-family dwellings versus the currently approved Residential Office uses will negatively impact rents in the Historic District.
- The project did not adequately demonstrate that it met the open space requirements or the definition of open space as outlined in the Carson City Municipal Code.
- Only two of the four property owners on the subject block agreed to the Right-of-Way Abandonment.
- The "out-of-scale" buildings and asphalt parking lot would be the first thing that people would see upon entering the district and this would not encourage tourism or photography.
- There were procedural errors in the Planning Commission notification that restricted public awareness of the proposed project, and subsequently limited potential public comment.
- The applicant's responses to the Interim Mixed Use Evaluation Criteria were erroneous and misleading.

The appeal was heard by the Board of Supervisors and the project was referred back to the Planning Commission for additional review. Upon receiving a referral back to the Planning Commission, the applicant opted to modify the project to include only two, two-family dwelling units (duplexes) for a total of four units on the property, and to record a parcel map to split the property. Each parcel would include only two dwelling units, which is an allowed use in the Residential Office district and does not require the approval of a Special Use Permit. The revised project was reviewed and approved by the HRC in February 2012 with buildings of smaller scale to accommodate the reduced number of units. The appellant of the larger project, Alexander Kirsch, was not present at the meeting and did not submit written comments in favor or in opposition to the revised project.

The applicant obtained a Building Permit in 2013 and demolished the historic structure in preparation for construction of the first of the duplex buildings. During demolition, the contractor also removed a number of historic trees that were represented to remain as a part of the HRC and Building Permit approvals. As a result, the applicant was ordered to stop work on the project and to appear before the HRC with a revised landscaping plan and to discuss the removal of the trees that had been represented to remain. A revised landscape plan was approved in October

2013 after two HRC meetings. The Building Permit for the first duplex remains valid until February 2015.

The Right-of-Way Abandonment that was approved as a part of the original project also remains valid, although is scheduled to expire on August 19, 2014. The applicant has requested an extension of time on the Right-of-Way Abandonment and this request will be heard by the Board of Supervisors on August 7, 2014.

DISCUSSION:

The applicant is proposing to construct two multi-family building consisting of four units per building, or eight units total. Recognizing the concerns of various members of the public as well as several HRC, Planning Commission and Board members, the applicant has opted to propose the eight units within the existing footprints and structures approved by the HRC most recently for the two duplex buildings. The result is two buildings that are nearly identical to the buildings proposed for the duplexes, with some minor exceptions that will be explained elsewhere in this staff report.

A Special Use Permit is required for the proposed project for the following reason:

- Pursuant to Carson City Municipal Code, Section 18.04.110.3, Residential Office Conditions Uses, a multi-family dwelling requires the approval of a Special Use Permit. A multi-family dwelling is defined as a building designed and/or used to house three or more families living independently of each other.

As mentioned above, the project includes eight multi-family units in two buildings on the subject property. Each building is proposed to have four, one-bedroom units, two on each floor. The unit size ranges from 636 square feet to 831 square feet and two units in each building include a one-car garage, while the other two units have dedicated exterior on-site parking.

Historic District

The subject property is in the Carson City Historic District and the project has been before the HRC several times in various forms, with the most recent approval being for two duplex buildings with a Craftsman/Bungalow style of architecture that is compatible with the neighborhood and overall Historic District.

The current eight-unit project is proposed to be accomplished within the building footprint and elevations that are currently approved by the HRC, with a few exceptions that are noted below:

- Reduction to a one-car garage instead of a two-car garage on one side of each building
- Addition of an exterior door on one side of each building

To accommodate the higher number of units, the applicant will need to make some site modifications as well that include additional parking surface and modification of landscaping in areas where additional parking is necessary. Staff notes that any exterior modifications including, or in addition to, those outlined in this section will require approval by the HRC. The applicant elected to proceed with the Special Use Permit for the multi-family use prior to seeking modification to the previous HRC approval because of the minor nature of the proposed modifications. Staff finds this acceptable because it would be unnecessary to modify the HRC approval if the Special Use Permit is denied. Staff also feels it is important that the proposal for

increased density be heard by the Planning Commission first to make it clear that the HRC does not have jurisdiction over the density or use of a property within the Historic District. The Historic District is an overlay district that regulates the preservation, maintenance and protection of districts, sites, buildings and objects of significant historical, archaeological and cultural interest.

The Zoning District is what governs the type of uses that are allowed within a certain area, whether they are permitted outright or conditional uses, and the location of a particular zoning district within the Historic District overlay has no bearing on whether the use is appropriate or not.

Staff has recommended a condition of approval that the applicant obtain HRC approval of any site or exterior modifications prior to moving forward with the project.

Proposed Multi-Family Use

The subject property is located in the Residential Office zoning district. The intent of the Residential Office zoning district is to preserve the residential environment while providing an opportunity for select nonresidential uses. A multi-family project, while more intense than a single family home, is considered a residential use and is appropriate in the Residential Office zoning district. The Special Use Permit allows staff to evaluate the project and recommend specific conditions of approval that would not necessarily be required in a multi-family zoning district to ensure that the project does not have detrimental impact to less intense uses in the vicinity.

In the case of the proposed multi-family project, the subject property is immediately surrounded by multi-family or office uses on all sides with the exception of the two properties directly south on the Minnesota Street side. Staff does not believe that an additional multi-family use will be detrimental to the surrounding uses, as the area is clearly in transition away from single family residential to higher density, multi-family residential and commercial office uses. Please refer to the aerial that depicts surrounding uses attached to this staff report that shows the current uses of surrounding properties in relation to the proposed project.

Staff would also like to point out that the Master Plan Designation for this property is Mixed-Use Residential. Per the Carson City Master Plan, Mixed Use Residential primary uses include a range of medium to high-density residential housing types, such as small lot single family residences, duplexes, patio homes, townhomes, apartments, condominiums and live-work units. The proposed project is consistent with the primary uses outlined in the Carson City Master Plan.

The applicant has taken care, based on comments and concerns raised at various previous meetings, to ensure that the project maintains more of a single-family feel with its architecture and scale so that it will more suitably blend with its surrounding uses.

Because the proposed project is a residential project located in a non-residential zoning district, the project must comply with criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. These development standards are addressed below:

1.18 Residential Development Standards in Non-Residential Districts.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail

Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts. Multi-family dwellings are a conditional use in the Residential Office zoning district.

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

As discussed above, there is a diverse group of uses in this area of Carson City including office uses, commercial uses, multi-family residential uses and single family residential uses.

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

The proposed project satisfies the setback, parking, open space and height requirements outlined in the Residential Office zoning district. Setbacks, parking and open space will be discussed in more detail in following sections under this development standard criteria evaluation.

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

The maximum building height in the Residential Office zoning district is 35 feet. The height of the proposed structures is 27 feet, which is below the maximum height requirement.

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

- a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.

The property is not adjacent to a residential or single family zoning district and is not located in one of the district specifically listed above. The project is required to adhere to the minimum setback requirements in the Residential Office zoning district which includes 10 feet on the front, side and street side, and 20 feet in the rear.

- b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

The project is not located on an arterial street as identified in the adopted Transportation Master Plan.

Staff notes that the applicant has an approved Right-of-Way Abandonment that will allow for the project to meet all requirements, including minimum setbacks, upon completion of the Right-of-Way Abandonment conditions of approval. The applicant's Special Use Permit application refers to a variance request for setbacks but the request has since

been withdrawn, as the applicant has decided to move forward with the Right-of-Way Abandonment.

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

Per Carson City Development Standards, Division 2.2, all single family, two-family and multi-family residential dwelling units require two parking spaces per unit and this is consistent with the required parking under this section as well. However, Division 2.2 (H) also states that upon submittal of accredited documentation (for example, the latest version of the Institute of Transportation Engineers (ITE) Parking Manual), the Director may modify the parking requirements specified in Division 2.2, or may request Commission approval of such a modification.

The minimum parking requirement without accredited documentation is 16 spaces for this project. The applicant has submitted a Residential Development Parking Study completed by a traffic engineer with Sierra Transportation Engineers (STE). This study indicates that, based on the proposed use per the ITE Manual, 1.2 parking spaces per unit are adequate for the multi-family project. This proposal would reduce the required parking to 10 total spaces for the project. Staff agrees that a reduction is appropriate given the size of the proposed units and the fact that each unit is one bedroom. However, staff does not support 10 spaces as that leaves little on-site parking for guests or second vehicles if more than one adult resident lives in one or more of the units. Staff recommends that 1.5 spaces per unit be allowed for the proposed project for a total of 12 spaces. One space per building would be required to be wide enough for handicap accessibility. Staff's basis recognizes the data from the ITE Manual, the size of the individual units and the fact that on-street parking is available and very common in this area of Carson City. The parking study is attached for additional reference.

The configuration of the parking is spread out over the project, rather than together as one large parking lot. This addresses previous concerns of surrounding residents and lends itself to more of a single family residential feel. A site plan showing the parking for the entire project is attached for review. Parking spaces meet the minimum width requirement of nine feet and only the spaces within the garages are proposed to be covered. Carports are not proposed. Staff has recommended a condition of approval that a landscape island be provided to visually break up the large surface area of the driveway on the Ann Street side. The applicant's site plan shows a landscape island as requested by staff.

6. Open Space.
 - a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

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

The proposed multi family project is required to provide a minimum of 2,000 square feet of open space. The project exceeds this minimum requirement at 1,017 square feet of common open space per building (2,034 square feet total), without encroaching into any setback areas, including the rear yard setbacks. Rear yard setbacks may be counted toward the total, but the applicant has elected to show that the project meets the minimum requirements without the rear setbacks to demonstrate that additional common open space beyond the minimum requirements is provided. Private open space is also provided with private patios and decks. The private open space square footage is not included in the overall calculation.

The applicant intends to utilize the existing landscape plan approved by the HRC to the greatest extent possible to accommodate this project, and that landscape plan is attached for additional review. It shows a large turf area proposed as a part of the common open space, which allows adequate space for any children of future tenants to play without the risk of hazards typically associated with front yards. The currently approved landscape plan and a site plan with the common open space clearly depicted is attached for reference.

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

All landscaping of the proposed project is required to comply with the Carson City Development Standards, Division 3 - Landscaping and staff has recommended a condition of approval to that effect. The currently approved landscape plans are required to be modified as needed to comply with Development Standards, Division 3 – Landscaping and to accommodate the additional parking areas. Modification of the landscaping plans will also require approval by the HRC.

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

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

The proposed project is not a primary commercial arterial street.

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

The project is not integrated into a mixed-use development that includes commercial development. The property is, however, part of an overall mixed-use neighborhood that has single family residential, multi-family residential and office and commercial uses.

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

The applicant has not provided evidence that the site is not a viable location for commercial uses as a part of the current application. Staff notes, however, that an argument could be made for either multi-family or office uses for the subject property given the current surrounding uses.

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

The site is designated as Mixed-Use Residential in the Carson City Master Plan, meets the primary use and characteristics outlined in the Mixed-Use Residential section of the Master Plan and meets the Interim Mixed-Use Criteria.

With the recommended conditions of approval, the applicant has made the findings to grant approval. The Planning Division staff is in support of this Special Use Permit application. Therefore, staff recommends, that the Planning Commission approve SUP-14-036 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 33 adjacent property owners within 300 feet of the subject site on July 11, 2014. As of 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 July 30, 2014, depending on the date of submission of the comments to the Planning Division.

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

Building Division:

1. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
2. Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
3. Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.
4. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2012 International Building Code
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 - 2012 Uniform Mechanical Code
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 - 2012 Uniform Plumbing Code

- 2011 National Electrical Code
 - 2009 ICC/ANSI A117.1 (For accessible design)
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5. The 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.
6. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('12 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2009 Chapter 4 & 5):
- Indicate accessible route surface
 - Indicate accessible route slope
 - **Indicate accessible route width** (Minimum width is 36 inches; however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1 2009 Section 403.5 & Table 403.5))
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details showing slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 & 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.
- NOTE: The *Accessible Route / Exit Discharge Plan* shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('12 IBC 1007.2, 1023.6, & 1104.1)
7. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** breakdown of the allowable area and height versus the actual area and height.

Fire Department:

The project will be required to follow the 2012 International Fire Code with Northern Nevada Amendments. Since the project is changing from R-3 duplex to R-2 apartment, fire sprinklers are required.

Engineering Division:

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
2. All requirements set forth in the Conditions of Approval for the right of way abandonment for this project also apply to this Special Use Permit.

3. The City has agreed to fund 50% of the cost of the replacement of the 5" clay sewer main in Ann St. up to \$20,000. This is subject to Board of Supervisors approval.
4. The sewer main in Ann St. and the laterals to the subject property must be replaced.
5. Sight distance issues for vehicles must be addressed with the construction drawings.

Health and Human Services:

No comments.

Environmental Control Authority:

No comments received.

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

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

Chapter 3: A Balanced Land Use Pattern, Goal 1.2 – Promote Infill and Redevelopment Areas

The subject property is located in Redevelopment Area No. 1, which is considered a High Priority Area. The property once housed a vacant, deteriorated single family structure. The applicant received approval from the HRC to demolish the structure and has proposed various multi-family residential projects in its place. The currently proposed multi-family project provides residential infill in an area that has a mix of uses including single family residential, multi-family residential, office and commercial. The addition of this new multi-family project will help to meet the City's goal to maintain a balanced land use pattern and meets the goal to promote infill within priority redevelopment areas.

Chapter 5: Economic Vitality, Goal 5.6 – Promote Downtown Revitalization

The proposed multi-family project is making use of an underutilized, vacant property and will provide for additional housing in and around the downtown, consistent with the Master Plan goal to encourage a variety of multi-family residential options, and establish a mixed-use environment in the downtown area. This well-designed residential project will also help to meet the goal to promote the perception that downtown is a safe, vibrant and inviting urban neighborhood.

Chapter 6: Livable Neighborhoods and Activity Centers, Goal 6.2 – Promote Compatible Infill and Redevelopment

The proposed project meets to goal to ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context. The applicant proposed an appropriate density consistent with the surrounding neighborhood, uses similar setbacks and lot coverage to other properties in the vicinity and has provided mass, scale and architecture that is compatible with the surrounding uses and the overall Historic District.

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 proposed multi-family project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. The applicant is proposing a use that is consistent with the mixed use nature of the neighborhood and has provided buildings that are compatible in scale and nature to existing structures in the area. The applicant has also configured the project to ensure that it has adequate parking, open space and landscaping to meet minimum requirements in a way that is not offensive or inconsistent with the context of the neighborhood. The multi-family residential use proposed will not cause any more noise, vibrations, fumes, odors, dust, glare or physical activity than those similar multi-family uses that already exist on adjacent properties.

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

There will be an increase of traffic due to the proposed increase of density associated with the project. However, staff believes that the amount of additional traffic generated by eight residential units will have minor impacts on traffic and pedestrian facilities. Staff notes that the applicant is required to construct sidewalk along the frontage of the entire project and this will promote pedestrian connectivity in the 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.**

The proposed project will not have a significant impact on nearby schools and is unlikely to have many children as all the units in the project are one bedroom only. Water and sewer services are available in the immediate vicinity and currently serving the subject site. The Engineering Division has recommended a condition of approval that the applicant replace the sub-standard sewer main in Ann Street adjacent to the project. Roadways will not be significantly impacted by the addition of eight units and public services are not anticipated to be negatively impacted by this small number of additional residences.

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

The purpose of the Residential Office zoning 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 the 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.

Multi Family is a conditional use in accordance with Title 18.04.110.3 Residential Office Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the Residential Office zoning district.

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

The proposed project will not be detrimental to the health, safety, convenience and welfare of the general public or surrounding neighborhood. The proposed use is compatible with the surrounding mix of uses, and all City standards and requirements must be met in association with site and building improvements.

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

The project has been designed based on comments and concerns voiced by surrounding property owners during previous approval processes. The proposed multi-family use is consistent with other multi-family uses in the vicinity, and lends itself to the mixed-use nature that currently exists in the neighborhood. The buildings have been scaled to a level that is compatible with the surrounding neighborhood and architecture has been taken into consideration to blend with the surrounding neighborhood and Historic District. Staff does not believe this project will result in the material damage or prejudice to other property in the vicinity.

Attachments:

- Surrounding Uses Aerial
- Parking Study
- Currently Proposed Site Plan with Parking and reconfigured sidewalks
- Currently Proposed Site Plan with depicted Open Space Area
- Previously Approved Landscape Plan
- Interim Mixed-Use Evaluation Criteria
- Building Division Comments
- Fire Department Comments
- Engineering Division Comments
- Health and Human Services Comments
- Application (SUP-14-036)

SUP-14-036 Surrounding Uses





March 12, 2014

Mr. Herman K. Bauer
PO Box 301
Vineburg, CA 95487

RE: Parking Study for Residential Development in Carson City, Nevada

Dear Mr. Bauer:

Sierra Transportation Engineers, Inc. (STE) is providing you this letter report for your proposed residential development in Carson City, Nevada. The primary focus of the letter is to evaluate the parking supply and demand for the proposed development.

PROJECT LOCATION

The proposed residential development is located on Assessor's Parcel Number (APN) 001-191-06. Figure 1 shows the location of the proposed development with respect to the existing roadways.

PROJECT SIZE & DESCRIPTION

The project size of the residential development will consist of two buildings (i.e., Building A and Building B) of identical square footage of 2,821 square feet (sf) and shape. Each building will have four (4) units (i.e., two story quadplex). There will be two units on the ground floor with a total 1,301 sf of living space. The second floor will have two units with single bedrooms with a total of 1,520 sf of living space. It is anticipated that there will be two phases, Building A and then Building B, however, for the purposes of this report, STE is evaluating the parking demand for the total build out. Figure 2 presents the site plan of the project.

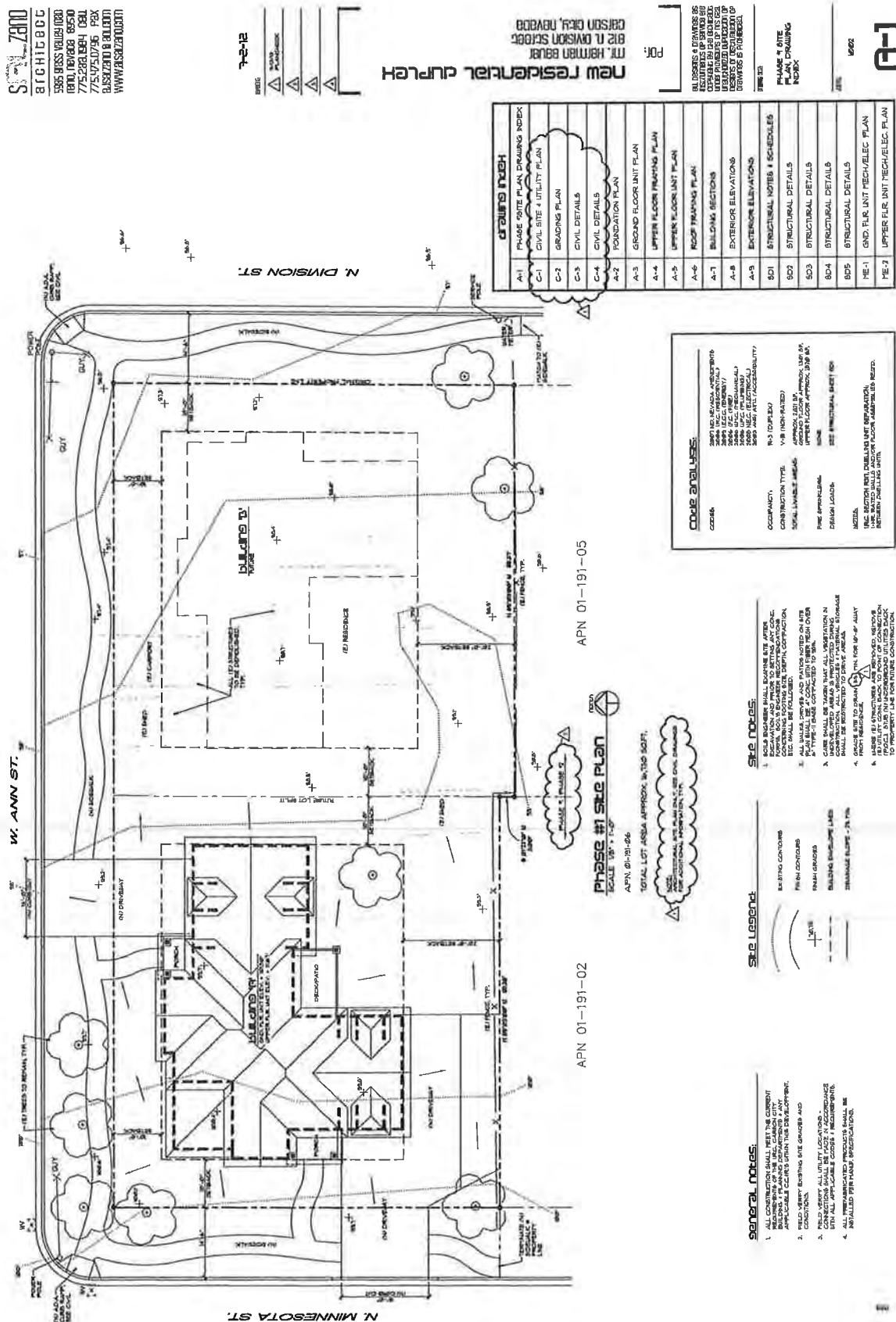
Additionally, the planned downtown redevelopment will have a higher density of people. The target market for the area will be single people, some elderly, and some without vehicles.

March 12, 2014
Mr. Herman K. Bauer
Page 2



Figure 1. Project Location & Vicinity Map.

Figure 2. Site Plan.



PARKING ANALYSIS DETAIL

In general, cities combine various land uses with similar characteristics into categories that can then be written as codes with specific requirements. For each category, parking demand is specified in the code as a function of various variables such as gross square feet of the building, number of units, number of employees, etc. Cities, such as Carson City, also allow the use of the Institute of Transportation Engineers (ITE) guidelines or other regional/national guidelines to determine the parking. The following shows our analysis of the parking supply and demand for the proposed residential development.

PARKING SUPPLY

The proposed parking supply is a total of 12 parking spaces. Figure 3 presents a close-up of Building A. There will be a two car garage, a single garage, one pad for a single car, and another pad for two cars. STE realizes that the final site plan may have a different layout; however, it will still provide 12 parking spaces for both buildings total.

PARKING DEMAND

STE evaluated the parking for the project site by utilizing the following documents: Carson City Municipal Code and Institute of Transportation Engineers (ITE) Parking Generation (4th Edition). The following will discuss the parking generation analysis.

CARSON CITY MUNICIPAL CODE PARKING GENERATION

STE reviewed the Carson City Municipal Code (Title 18 Division 2 – Parking and Loading, 2.2 Number of Spaces Required) for parking rates that may be applicable for the proposed residential development. The closest use would be “All single-family, two family, and multiple family residential dwellings.” The parking rate would be 2 spaces per dwelling unit. Table 1 presents the parking rates and results. Based on this analysis, the total number of parking spaces required by the proposed residential development would be 16 parking spaces.

Table 1. Carson City Parking Generation Summary.

Unit (Dwellings)	Proposed Land Use	Carson City Title 18, 2.2A	Parking Rate	Parking Spaces
8	Quadplex	All single-family, two family, and multiple family residential dwellings	2 spaces per dwelling	16
Total				16



As stated above, cities combine various land uses with similar characteristics to develop their parking demand categories and hence their codes. However, in many cases, the categories are too general and land uses stated in a category do not have enough similarity amongst them. Examples can be a city that has one general category for warehousing and is not differentiating the significant differences between large warehouses that are used for manufacturing with numerous employees, visitors, and daily delivery trucks versus a mini self-storage warehouse, which is operated by a few employees and a low number of visitors per day. In the case of the Carson City Municipal Code (Title 18 Division 2 – Parking and Loading, 2.2 Number of Spaces Required), which has combined all single family, two family, and multiple family residential dwellings, STE believes that the category may be too broad to capture the significant differences in land use characteristics, especially as it relates to parking demand. Per Carson City Municipal Code (Title 18 Division 2 – Parking and Loading, 2.2 Number of Spaces Required), ITE Parking Generation Manual can be used as an alternative for parking demand analysis. Fortunately, ITE has recognized the differences between single family, two family, and multiple family residential dwellings and is described in the next section of this report.

ITE PARKING GENERATION

STE used Land Use Code: 221 (Low/Mid-Rise Apartment) to represent the proposed residential development, which more accurately captures the proposed land use for this project. Low/mid-rise apartments are rental dwelling units located within the same building with at least three other dwelling units. STE believes that this land use matches the proposed land use for this project. The average peak period parking demand was calculated for a weekday and the independent variable of dwelling units. STE also selected the urban location parking rates because this location is within walking distance of planned downtown redevelopment. Table 2 presents the parking rates and results. The number of spaces required for the project site is 10 parking spaces, which is less than the proposed parking supply of 12 parking spaces.

Table 2. ITE Parking Generation Summary.

Unit (Dwellings)	Proposed Land Use	ITE Land Use		Parking Rate	Parking Spaces
8	Quadplex	Low/Mid-Rise Apartment	221	1.20 spaces per dwelling	9.6
Total					10^[a]

^[a] Rounded up to whole number.

March 12, 2014
Mr. Herman K. Bauer
Page 7

PARKING ANALYSIS FINDINGS

According the Carson City Municipal Code (Title 18 Division 2 – Parking and Loading, 2.2 Number of Spaces Required), the director may consider alternative parking rates from an accredited source such as ITE. Based on our analysis, STE believes the proposed residential development would have a sufficient parking supply and meet the anticipated parking demand (i.e., $12 > 10$) based on the alternative parking rate from ITE.

CLOSING REMARKS

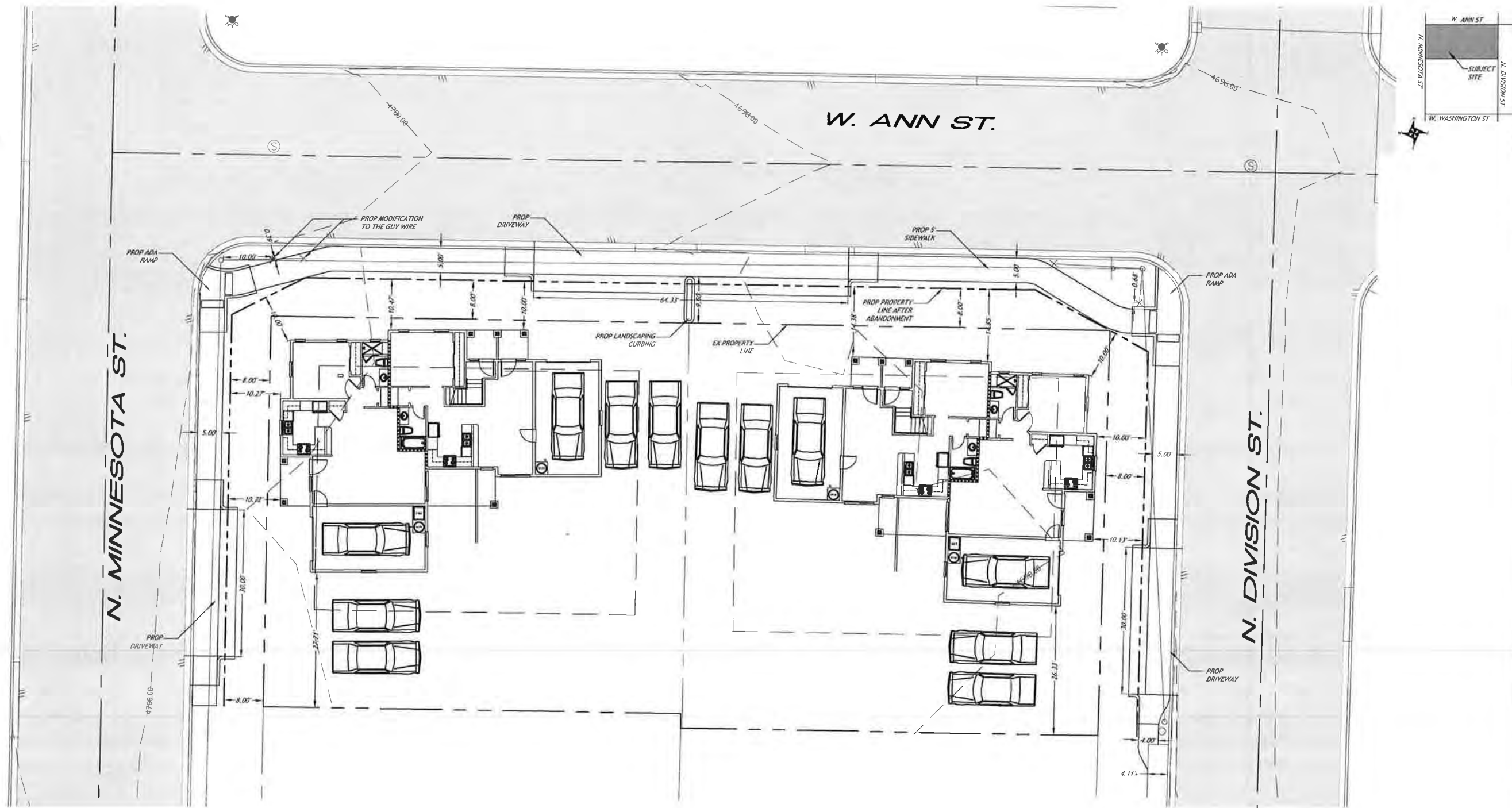
Please do not hesitate to contact me by phone at 775-827-4400 or by email sirous@ste-group.com should you have any questions or need additional information.

Best regards,



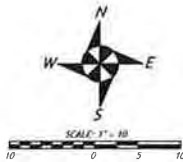
Sirous Alavi, Ph.D., P.E.
President

3/12/14



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE HALT OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
- DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF WASHOE COUNTY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED.
- OWNER/CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT 'CALL BEFORE YOU DIG' (1-800-227-2600) FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES (INCLUDING EXISTING SEWER LATERALS AND BUILDING SEWERS) SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. PRIOR TO BEGINNING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION. POT-HOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL EXISTING IMPROVEMENTS DAMAGED OR DISTURBED BY THIS CONSTRUCTION PROJECT.
- PUBLIC CONSTRUCTION TO BE IN ACCORDANCE TO THE CURRENT EDITION OF THE "ORANGE BOOK" STANDARDS.
- FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
- REPAIR ALL EXISTING CURB AND GUTTER AS NEEDED.
- ALL DISTURBED AREAS TO RECEIVE LANDSCAPING OR TO BE SEEDED WITH A SEED MIX TO BE DETERMINED BY THE LANDSCAPER.



revisions

HERMAN BAUER
P.O. BOX 301
VINEBURG, CA 95487
PH (415) 254-7546

PRELIMINARY SITE PLAN W/ABANDONMENT
APN: 001-191-06
812 NORTH DIVISION STREET
CARSON CITY
NV

NOT FOR
CONSTRUCTION

drawing information

DESIGNED BY: RAM
DRAWN BY:
CHECKED BY:
DATE: JUNE 2014
DWG NAME: SITE PLAN.DWG
JOB #: 121-002-001
SCALE H: 1"=10'
SCALE V: N.A.
CITY APPROVAL:
DATE:

C1
of 1

7-15-14

REVISIONS:

- 1
- 2
- 3
- 4

NEW RESIDENTIAL DUPLEX

MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

FOR:

ALL DESIGNS & DRAWINGS ARE
INSTRUMENTS OF SERVICE AND
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UNAUTHORIZED DUPLICATION OF
DESIGNS OR DISTRIBUTION OF
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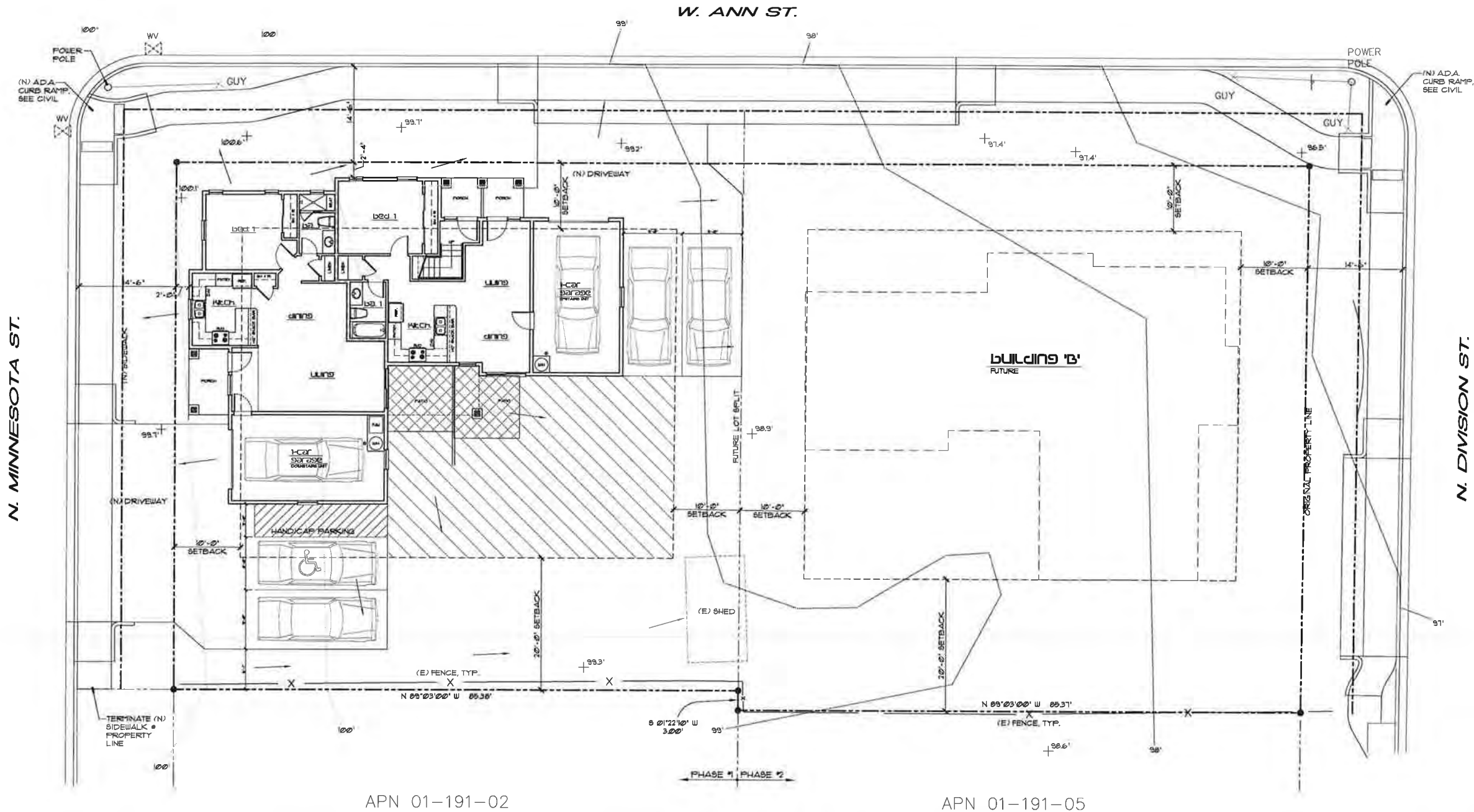
DRAWING INDEX:

PHASE #1 SITE
PLAN, DRAWING
INDEX

JOB NO.:

1002

A-1



Phase #1 Site Plan

SCALE 1/8" = 1'-0"

APN 01-191-06

TOTAL LOT AREA APPROX. 16,130 SQFT.

PARKING PROVIDED = 6 SPACES (1 H'CAP.)
1 SPACE PER UNIT PLUS 2 GUEST SPACES

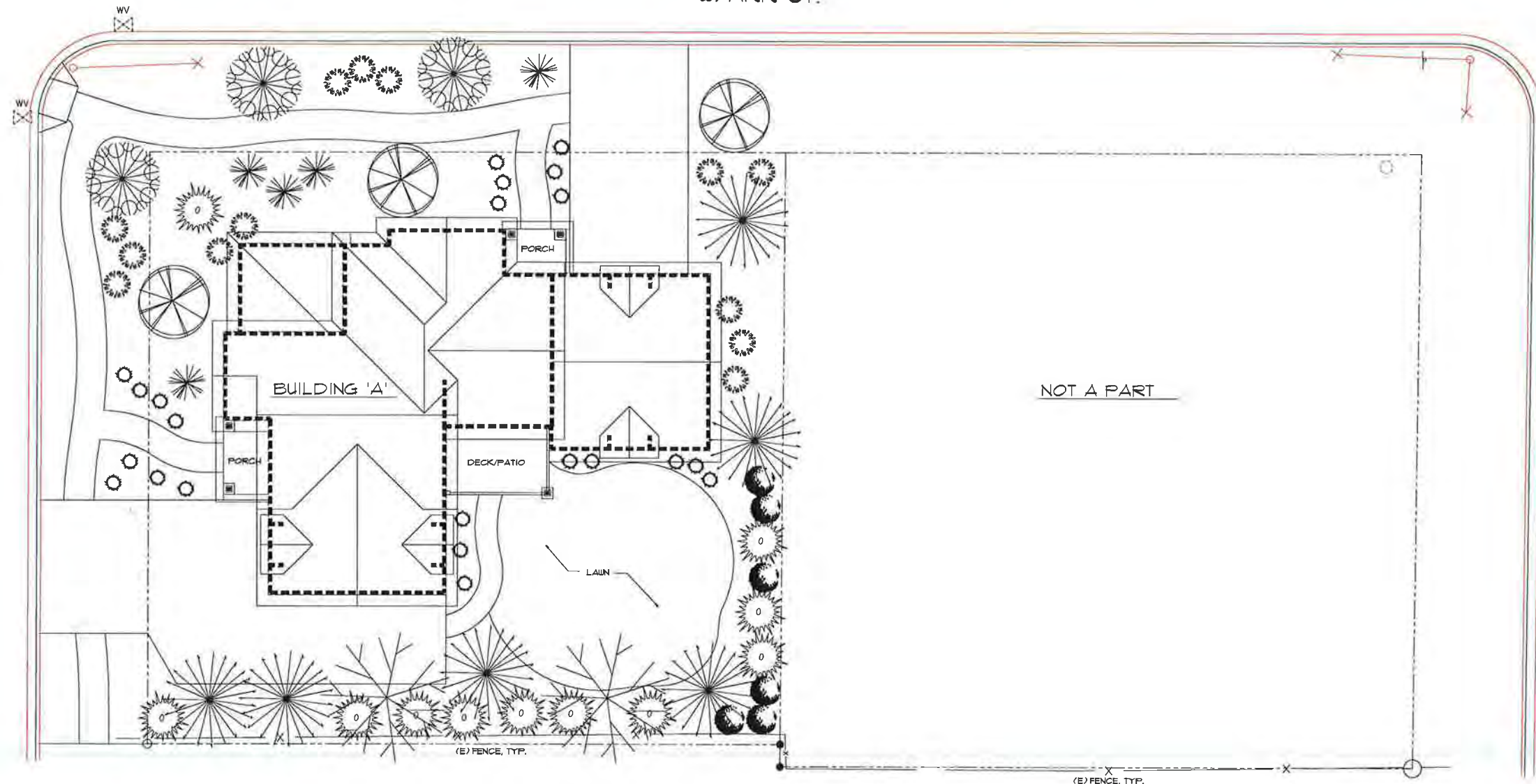
OPEN SPACE CALC'S:

- 150 SF. OPEN SPACE PER DU
4 DU TOTAL (PHASE #1)
4 X 150 SF. = 600 SF. REQ'D.
1071 SF. PROVIDED IN REAR
YARD (DOES NOT INCLUDE
AREA IN STREET ROW, ANY
SETBACKS, OR PRIVATE
OPEN SPACE)
- 100 SF. PRIVATE OPEN SPACE PER DU
100 SF. PATIO/DECK PROVIDED

N. MINNESOTA ST.

W. ANN ST.

N. DIVISION ST.



LANDSCAPE PLAN NORTH
SCALE: 1/8" = 1'-0"
APN. 01-191-06

TREE LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
SARGENT CRABAPPLE	MALUS 'SARGENTII'	3' CAL	SEE PLAN	4
JEFFREY PINE	PINUS JEFFREYI	6 - 1 FT	SEE PLAN	6
AMUR CHOKECHERRY	PRUNUS MAACKII	3' CAL	SEE PLAN	3
RED MAPLE	ACER RUBRUM	3' CAL	SEE PLAN	2

SHRUB LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
SUISS MT. PINE	PINUS MUGO	15 GAL.	SEE PLAN	5
SPIRAEA	SPIRAEA SPP	5 GAL.	4' O.C.	13
OREGON GRAPE	MAHONIA AQUAFOLIUM	5 GAL.	4' O.C.	6
BLUE BEARD	CARYOPTERIS SPP.	5 GAL.	3' O.C.	22
LILAC	SYRINGA FERRICA	5 GAL.	6' O.C.	11

LANDSCAPE NOTES

1. PROVIDE AUTOMATIC SPRINKLERS FOR ALL PLANTING; SPRAY HEADS FOR LAWN AREAS & DRIP HEADS FOR PLANTER AREAS
2. PROVIDE 4" TOP SOIL AT LAWN AREAS.
3. PROVIDE DECOMPOSED GRANITE AT PLANTER AREAS (COLOR TO COMPLEMENT RESIDENCE)
4. RETAIN BOULDERS FROM EXCAVATION and RELOCATE LARGER ONES (400 - 500 LB.) TO PLANTER AREAS AS INDICATED BY LANDSCAPE BOULDER SYMBOL
5. WHEN PLACING BOULDERS, PLACE A MIN OF 25% OF BOULDER BELOW FINISH GRADE.
6. A NEW FENCE SHALL BE PROVIDE ALONG THE SOUTH PROPERTY LINE. FENCE SHALL COMPLY WITH HRC STANDARDS. ACTUAL LOCATION AND INSTALL DATE TO BE DETERMINED AT FUTURE DATE.

LANDSCAPE PLAN
A NEW RESIDENTIAL DUPLEX for
HERMAN BAUER

DATE: 9-27-13
JOB NO: 13-131
PROJECT LOCATION:
892 N. DIVISION ST.
CARSON CITY, NV.

SHEET NUMBER

1-1

M. Steven Hendricks L.L.C.
Residential Designs
www.nvachomedesign.com

(775) 219-8393
(775) 849-2735 fax
ahendricksd@gmail.com
P.O. Box 19108
Reno, NV 89511

ALL DRAWINGS & SPECIFICATIONS
ARE THE PROPERTY OF M. STEVEN
HENDRICKS L.L.C. AND SHALL BE
USED ONLY FOR THE PROJECT
SPECIFICALLY IDENTIFIED ON THE
DRAWING. NO PART OF THIS
DRAWING IS TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
M. STEVEN HENDRICKS L.L.C.

Appendix C: Interim Mixed-Use Evaluation Criteria

PURPOSE:

The implementation of numerous policies contained within the Master Plan hinges on the creation of three mixed-use zoning districts to align with the Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE), and Mixed-Use Residential (MUR) land use categories. Recognizing that mixed-use development proposals have already been and will continue to be submitted within these areas prior to the completion and adoption of the future mixed-use zoning districts, a set of Interim Mixed-Use Evaluation Criteria have been developed to:

- Facilitate higher intensity, mixed-use development in locations designated on the Land Use Plan for mixed-use development, but where mixed-use zoning is not currently in place;
- Encourage the incremental transition of existing uses in locations designated on the Land Use Plan for mixed-use development, recognizing that in some locations, mixed-use development may be perceived as incompatible with existing adjacent uses in the short term;
- Establish a consistent method for reviewing mixed-use development projects until mixed-use zone districts can be established; and
- Ensure that mixed-use development is consistent with the General Mixed-Use policies contained in the Master Plan, as well as with specific MUC, MUE, and MUR policies, as applicable.

The Interim Mixed-Use Evaluation Criteria will continue to be used as a tool to review mixed-use development proposals until mixed-use zone districts can be established.

MIXED-USE EVALUATION CRITERIA:

APPLICABILITY

The following Interim Mixed-Use Evaluation Criteria shall apply to all development proposed within the Mixed-Use Residential (MUR), Mixed-Use Commercial (MUC), and Mixed-Use Employment (MUE) land use categories. The application of these Criteria shall be triggered in one of the following ways:

- *Existing Zoning/Special Use Permit*—Development is proposed within a mixed-use land use category where the underlying zoning may permit the types and mix of uses proposed using

the Special Use Permit process as outlined in Section 18.02.80 of the City's Municipal Code. The Interim Mixed-Use Evaluation Criteria are applied in addition to the standard list of Findings outlined in the Code.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for General Commercial, the residential portion of the project would be considered using the Special Use Permit process under the existing Code. Once the Master Plan is adopted, the project would also be subject to the Interim Mixed-Use Evaluation Criteria as part of the Special Use Permit Process.

- **Re-Zoning/Special Use Permit**—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. In this instance, the subject property would need to be re-zoned to the most appropriate zoning district and then followed for the project and combined with a Special Use Permit or Planned Unit Development request to allow the mix of uses desired and to trigger the application of the Interim Mixed-Use Evaluation Criteria.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for Light Industrial, the residential portion of the project would not be eligible for consideration using the Special Use Permit process under the existing Code. Therefore, the subject property would need to be rezoned to General Commercial prior to beginning the Special Use Permit Process that would allow the residential portion of the project to be considered under the Interim Mixed-Use Evaluation Criteria.

- **Planned Unit Development (PUD)**—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. As an alternative to the Re-Zoning/Special Use Permit process outlined above, a Planned Unit Development request could be submitted for the subject property, within which it could be re-zoned to the most appropriate zoning district(s) for the project. As part of the PUD process, the Interim Mixed-Use Evaluation Criteria would be applicable all other conditions of approval outlined in the City's Municipal Code.

GENERAL INTENT

The Mixed-Use Evaluation Criteria provide an overview of key mixed-use development features that should be addressed by proposed mixed-use developments occurring to ensure they are consistent with Master Plan policies. They are intended to be used in conjunction with the land use specific review criteria that follow this section based on the applicable mixed-use land use designation.

MIX OF USES**Background and Intent:**

Mixed-use developments should incorporate a variety of uses in a compact, pedestrian-friendly environment. Uses are encouraged to be mixed vertically ("stacked"), but may also be integrated horizontally. Recommended types and proportions of uses vary by mixed-use land use category and will also vary according to a project's location, size, and the surrounding development context. For example, a MUC development located on an individual parcel away from a primary street frontage may reasonably contain a higher percentage of residential development than one that is located with direct access and visibility from the primary street frontage. On some smaller parcels, integrating multiple uses may not be feasible at all, therefore, the consolidation of properties to create larger, mixed-use activity centers is encouraged. These factors should be considered and weighed in conjunction with the evaluation criteria listed below.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
1. Are the types of uses and percentages of different uses consistent with the relevant Master Plan policies listed below? (MUC 1.6, MUR 1.5, MUE 1.5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2. Are activity generating uses (e.g., retail/commercial) concentrated along primary street frontages and in other locations where they may be easily accessed and may be readily served by transit in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
3. Are large activity generating uses (e.g., retail/commercial) located so as to minimize impacts of loading areas and other facilities on existing neighborhoods?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
4. Are residential uses well-integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

5. Do the proposed housing types and densities promote activity and support non-residential uses in the development or in close proximity to the development, as applicable?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
--	---	--

Relevant Master Plan Policies:

- Chapter 3: 2.1b, 2.3b, GMU 1.1, GMU 1.2, MUC 1.56, MUR 1.5, MUE 1.5
- Chapter 6: 7.2a, 7.2b

MIX OF HOUSING TYPES**Background and Intent:**

Each of the mixed-use land use categories allow for the incorporation of a variety of housing as a part of a broader mix of uses. Although a mix of housing types and densities is encouraged within each category, the scale, size, type, and location of each development should play a significant role in determining what makes sense. For example, a 200 acre MUR development on a vacant parcel should generally contain a broader mix of housing types and densities than a 10 acre MUR development working within an established development context. However, the MUR development will likely have higher average densities due to its proximity to a primary street frontage and it's more urban context. Given the range of scenarios that may emerge, the evaluation criteria listed below are intentionally broad to allow for maximum flexibility.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
6. Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned land use in terms of its scale and intensity?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
7. Does the development contain a mix of housing types that is appropriate to its scale, location, and land use category?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: 2.2a, 2.2b
- Chapter 6: 8.1a

DENSITY RANGE**Background and Intent:**

Average densities within mixed-use developments are generally expected to be higher than those typically found within the City today. Recognizing the many factors that influence the ultimate density of a mixed-use development (e.g., location, type), the Master Plan provides a suggested range of floor area ratios (FAR) and dwelling units/acre for each of the mixed-use land use categories. For the purposes of the evaluation criteria listed below, densities that fall below the low end of a density range for a particular land use category will be strongly discouraged in order to promote the Plan's objective of creating a more compact pattern of development. The Plan also acknowledges that there may be instances where densities that exceed the suggested range are appropriate in some locations, such as within a mixed-use activity center, provided other land use policies are followed. These instances will be evaluated on a project-by-project basis.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?		COMMENTS
8. Does the development achieve at least the minimum density range for the applicable land use category?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
9. Does the development exceed the maximum density range for the applicable land use category?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
10. If yes to #9 above, is the development located within a designated mixed-use activity center?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
11. If yes to #9 above, is the largest concentration of density concentrated away from primary street frontages and surrounding neighborhoods?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A

Relevant Master Plan Policies:

- Chapter 3: MUC 1.3, MUR 1.3, MUE 1.3

CIRCULATION AND ACCESS

Background and Intent:

Mixed-use developments should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation, as well as existing or future transit service. Direct vehicular and pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
12. Do vehicular and pedestrian ways provide logical and convenient connections between proposed uses and to adjacent existing or proposed uses?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points, discourage through traffic in adjacent residential neighborhoods and provide neighborhood access to on site uses?	Yes <input type="checkbox"/> No <input type="checkbox"/>	N/A
14. If the development is located along a primary street frontage, have existing or proposed transit routes and stops been incorporated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Relevant Master Plan Policies:

Chapter 3: GMU 1.3, MUC 1.8

Chapter 7: 10.2b, 11.1a, 11.1c

PARKING LOCATION AND DESIGN

Background and Intent:

The visual and physical barriers created by surface parking areas should be minimized within mixed-use developments. To promote a more compact, pedestrian-friendly environment, off-street parking for mixed-use developments should be located behind buildings and away from primary street frontages. The use of on-street parking or shared parking to provide a portion of the required parking for mixed-use developments is strongly encouraged, where feasible, to make the most efficient use of each development site. In addition, structured parking is encouraged where viable, provided it is integrated into the design of the overall development.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
15. Is surface parking distributed between the side and rear of primary buildings and away from primary street frontages?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
16. Are larger parking lots organized as a series of smaller lots with clear pedestrian connections and landscape buffers as dividers?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
17. Is surface parking screened from surrounding neighborhoods and pedestrian walkways?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
18. Is structured parking integrated with adjacent structures in terms of its design and architectural character?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
19. Are structured parking facilities "wrapped" with retail or residential uses at the street level to provide a more inviting pedestrian environment?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: GMU 1.4, MUC 1.8

RELATIONSHIP TO SURROUNDING DEVELOPMENT

Background and Intent:

Many of the areas designated for mixed-use development are located within established areas of the City. As a result, much of the mixed-use development that occurs will occur through a combination of infill and redevelopment. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
20. Are transitions in building massing and height provided to relate to surrounding development patterns?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. Is the new development well-integrated into the surrounding neighborhood, rather than "walled off", consistent with the mixed-use policies contained in the Master Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
22. If applicable, are lower intensity uses (e.g., residential) located along the periphery of the site where it adjoins an existing residential neighborhood to provide a more gradual transition in scale and mass and to minimize potential impacts of non-residential uses (e.g., loading areas, surface parking)?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: MUC 1.7, MUR 1.7, MUE 1.6
- Chapter 6: 8.3b

PUBLIC SPACES, PARKS, OPEN SPACE, AND PATHWAYS

Background and Intent:

Mixed-use developments should be organized around a central gathering space or series of spaces, such as small urban plazas, pocket parks, or active open space areas. These types of public spaces

serve as urban recreational amenities for residents that may not have access to larger community parks or recreational amenities without getting in their cars and generally promote increased levels of pedestrian activity. Larger mixed-use developments, particularly within the MUR and MUE categories, may also need to incorporate more traditional recreational features, such as parks and trails, depending upon their size and location.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?		COMMENTS
23. Does the development provide public spaces to serve residents and the larger community?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
24. Are public spaces appropriate in terms of their size and active vs. passive features provided given the scale and location of the proposed development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	OPEN SPACE PROVIDED FOR RESIDENT USE PER DEVELOPMENT STANDARDS.
25. Are public spaces easily accessible to pedestrians and the surrounding community, if applicable?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
26. Are parks and trails provided consistent with the Parks, Recreation, and Unified Pathways Master Plan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

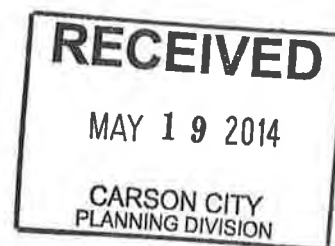
Relevant Master Plan Policies:

- Chapter 3: MUC 1.6, MUR 1.8, MUE 1.7

File # (Ex: MPR #07-111)	<i>Sup-14-036</i>
Brief Description	<i>Bauer 4 Plex</i>
Project Address or APN	<i>APN 001-191-06</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:

- Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
- Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
- Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.



File # (Ex: MPR #07-111)	<i>Sup-14-036</i>
Brief Description	<i>Bauer 4 Plex</i>
Project Address or APN	<i>APN 001-191-06</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:

- 2012 International Building Code
- 2009 International Energy Conservation Code
- 2012 International Fire Code
- 2012 Uniform Mechanical Code
- 2012 International Mechanical Code
- 2012 Uniform Plumbing Code
- 2011 National Electrical Code
- 2009 ICC/ANSI A117.1 (For accessible design)
- 2011 Northern Nevada Amendments
- 2012 Northern Nevada Amendments

2. 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.

3. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('12 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2009 Chapter 4 & 5):

- Indicate accessible route surface
- Indicate accessible route slope
- **Indicate accessible route width** (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1-2009 Section 4 03.5 & Table 403.5)
- Indicate accessible route turn radius
- Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
- Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 & 705)
- Indicate all accessible parking, with signage
- Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route / Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('12 IBC 1007.2, 1023.6, & 1104.1)



4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height.



Fire has the following comments on SUP 14-036:

1. Project will be required to follow the 2012 International Fire Code with Northern Nevada Amendments. Since the project is changing from R-3 duplex to R-2 apartment use, fire sprinklers are required.

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

**Engineering Division
Planning Commission Report
File Number SUP 14-036**



TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: July 8, 2014

MEETING DATE: July 30, 2014

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Al Salzano, applicant, and Herman Bauer, owner to construct a multi family apartment dwelling in Residential Office zoning at 812 N. Division St., apn 01-191-06.

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. Below are our comments:

- 1) All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
- 2) All requirements set forth in the Conditions of Approval for the right of way abandonment for this project also apply to this Special Use Permit.
- 3) The City has agreed to fund 50% of the cost of the replacement of the 5" clay sewer main in Ann St. up to \$20,000. This is subject to Board of Supervisors approval.
- 4) The sewer main in Ann St. and the laterals to the subject property must be replaced.
- 5) Sight distance issues for vehicles must be addressed with the construction drawings.

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

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

CCMC 18.02.080 (5d) - Public Services

SUP 14-036 multi family units at 812 N Division St apn 01-191-06

Engineering Division
Planning Commission Report
SUP 07-162
Page 2

Existing facilities appear to be adequate for this project.

Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the Residential Office zoning district.

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

The proposed project will not be detrimental to the health, safety, convenience and welfare of the general public or surrounding neighborhood. The proposed use is compatible with the surrounding mix of uses, and all City standards and requirements must be met in association with site and building improvements.

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

The project has been designed based on comments and concerns voiced by surrounding property owners during previous approval processes. The proposed multi-family use is consistent with other multi-family uses in the vicinity, and lends itself to the mixed-use nature that currently exists in the neighborhood. The buildings have been scaled to a level that is compatible with the surrounding neighborhood and architecture has been taken into consideration to blend with the surrounding neighborhood and Historic District. Staff does not believe this project will result in the material damage or prejudice to other property in the vicinity.

Attachments:

Surrounding Uses Aerial
Parking Study
Currently Proposed Site Plan with Parking and reconfigured sidewalks
Currently Proposed Site Plan with depicted Open Space Area
Previously Approved Landscape Plan
Interim Mixed-Use Evaluation Criteria
Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Application (SUP-14-036)

June 6, 2014

Carson City Health and Human Services Comments

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

SPECIAL USE PERMIT Application

4-Plex Apartment for Mr. Herman Bauer
812 N. Division Street
Carson City, Nevada

May 23, 2014

SALZANO

architect

5935 Grass Valley Rd
Reno, Nevada 89510
775.233.1984 Cell
775.475.0796 Fax
WWW.SALSALZANO.COM
SALSALZANO@AOL.COM

RECEIVED

MAY 23 2014

CARSON CITY
PLANNING DIVISION

- SUP - 14 - 036

TABLE OF CONTENTS:

Special Use Permit Application	2 Pages
Project Description	1 Page
8-1/2" x 11" Drawings	6 Pages
Packet Site Plan	
Architectural Site Plan	
Ground Floor Plan	
Upper Floor Plan	
Exterior Elevations – North & West	
Exterior Elevations – South & East	
Proposal Questionnaire	2 Pages
Applicant's Acknowledgement	1 Page
Property Taxes (Original Packet Only)	1 Page

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 -

Herman K. Bauer 707.939.0533

APPLICANT PHONE #

P.O. Box 301, Vineburg, CA 95487

MAILING ADDRESS, CITY, STATE, ZIP

metric@satnews.com

EMAIL ADDRESS

Same as Applicant

PROPERTY OWNER PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Al Salzano, Architect 775.233.1984

APPLICANT AGENT/REPRESENTATIVE PHONE #

5935 Grass Valley Road, Reno, NV 89510

MAILING ADDRESS, CITY, STATE ZIP

ajsalzano@aol.com

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

001-191-06

Street Address ZIP Code

812 N. Division Street

89703

Project's Master Plan Designation

Mixed-Use Residential

Project's Current Zoning

RO

Nearest Major Cross Street(s)

Division St. & Washington 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: 18.04.110(3), or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

To allow multi-family dwelling in RO zoning. The project would consist of two (2) separate structures on opposite ends of the property.

Each structure would be two (2) story containing two (2) apartment units per floor, for a total of four (4) units per building, or eight (8) units total.

The project would be constructed in two (2) phases with only the four (4) units proposed on the West side of the property constructed at this time.

PROPERTY OWNER'S AFFIDAVIT

I, _____, 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

Address

Date

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

STATE OF NEVADA)
COUNTY)

On _____, 2_____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

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

812 N. Division Street – 4-plex Apartment

PROJECT DESCRIPTION

The subject project consists of a two-story, four (4) unit apartment building with two (2) 1-bedroom efficiency units on each floor. Said project was approved and currently permitted as a duplex with two (2) 2-bedroom units, one per floor. The intent is to convert the existing project from a two (2) unit duplex to a four (4) unit apartment with only very minor changes to the existing approved exterior elevations and site design, keeping the residential scale of the structure.

To accommodate the demands of the neighbors and historic district that were raised during the review process for prior projects on the property, we are requesting two (2) separate variances - one for a reduction in the required parking count, and one for a front yard setback variance on both North Minnesota Street and West Ann Street.

The requested parking count reduction is necessary to minimize the impact that a larger parking lot would have on the neighborhood, and to keep the residential character of the project. The reduced parking count is substantiated by an attached Parking Analysis.

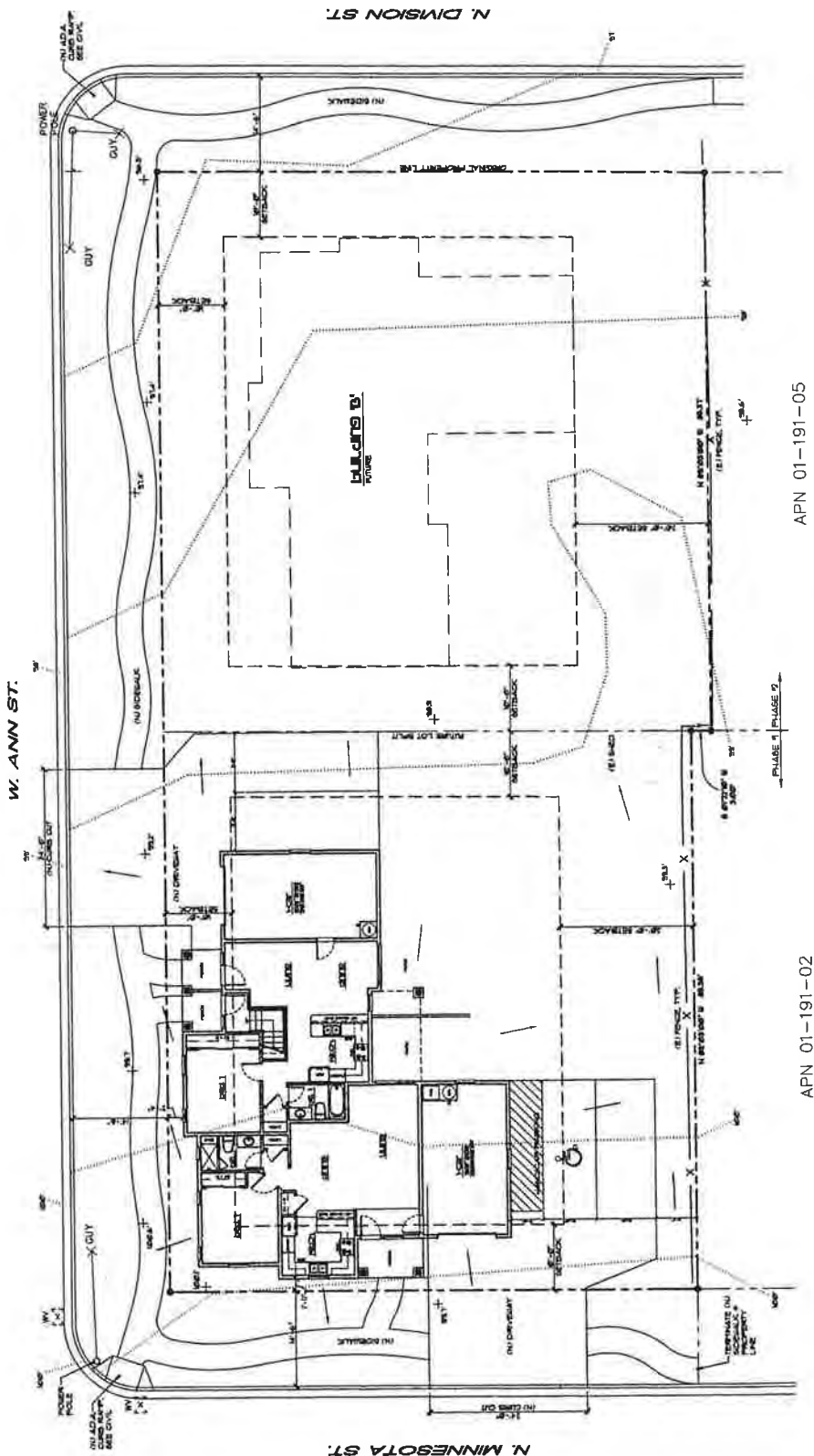
The setback variance request is also necessary for the parking - shifting the building on the property allows keeping the parking spaces off each end of the building on adjoining streets and avoiding a larger combined parking lot.

A Special Use Permit (SUP) application is also required for the Conditional Use of multi-family in the 'RO' zoning, multi-family being defined as three (3) or more residential units.

PD:

מאן יסודיס רערנר פאר

44-38861-5

[illegible]

PHASE #1 SITE PLAN
SCALE 1/8" = 1'-0"

APR 19 1961

TOTAL | LOT AREA APPROX: 16.73M ACFT.

PARKING PROVIDED • 6 SPACES (1 W/CAV)
SPACE PER UNIT PLUS 2 GUEST SPACES

PARKING PROVIDED • 6 GUEST SPACES
1 SPACE PER UNIT PLUS 2 GUEST SPACES

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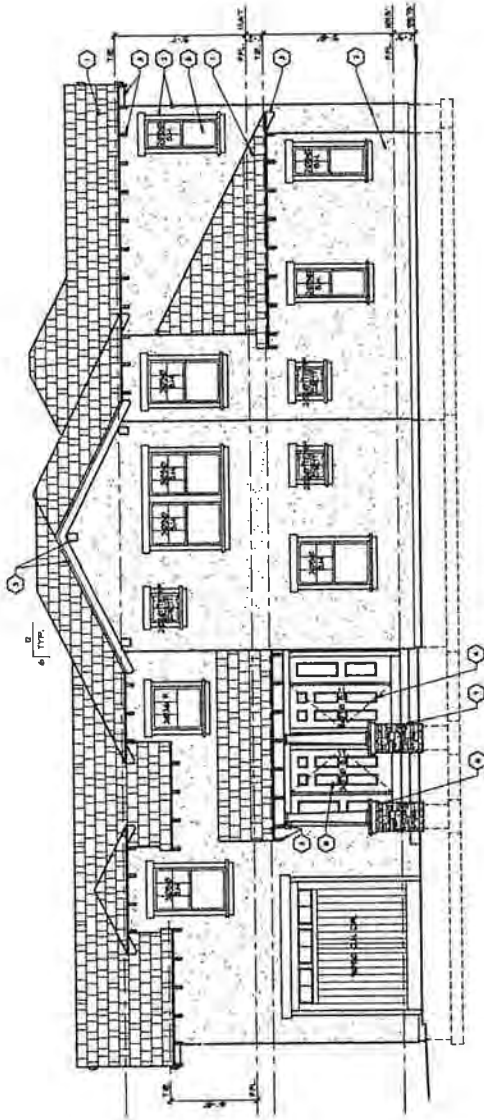
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STUNCO APPLICATION NOTES:

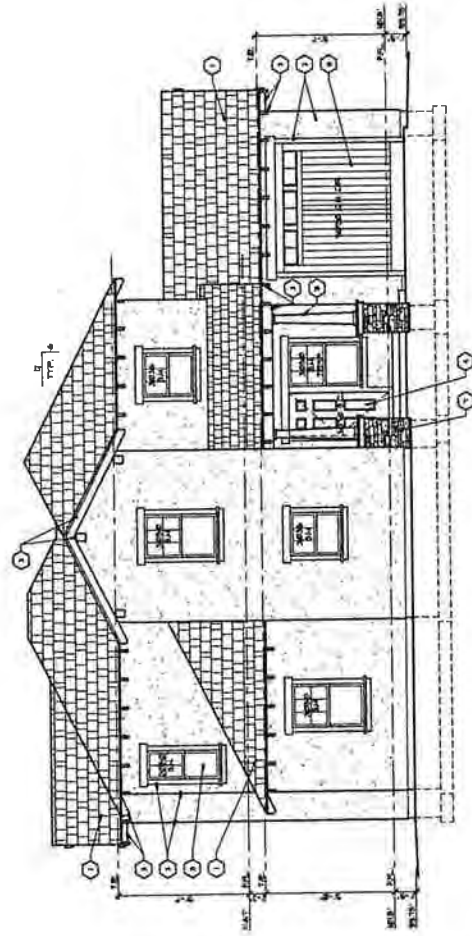
1. APPLY 2 LAYERS OF BLACK ANIMAL IMPREGNATED PAPER OVER TOP PLIES OF CAP & ALL EDGES.
2. APPLY 1" OF 30 MESH FIBER.
3. APPLY 2 LAYERS OF 1/2" MESH INTRUCCO & ALLOW 10 MIN. TO CURE.
4. APPLY 2 EXTERIOR INTRUCCO PER MANUF. SPEC. COLOR & TEXTURE WILL BE SELECTED BY OWNER.
5. APPLY ALL WORK SURFACES THAT RECEIVE INTRUCCO FINISH.
6. PROVIDE CORNERS, JOINTS AS REQUIRED BY MANUF. SPEC.
7. PROVIDE FINISH IN ACCORDANCE WITH SECTION 05100.

5.20107 2006-07-01
5.20108 2006-07-01

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North Elevation
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

5.2010 2010 2010

- | | |
|---|-----------------------|
| ① | AMPHIBIAN WALLPAPER |
| ② | CELESTIC PRESIDENTIAL |
| ③ | CELESTIC PRESIDENTIAL |
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Special attention notes:

1. APPLY 2 LAYERS OF BLACK ARTISANAL INTERMEDIATE PAPER OVER 1/2 PLY OF ALL EXPOSED.
2. APPLY 1 X 1/2 OF ONE PANEL.
3. APPLY 1/2 DIAMOND WALL, INTERIOR STUCCO & ALLOW 10% OF DAYS TO CURE.
4. APPLY EXTERIOR STUCCO PER MANA, SPEC. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
5. EXCEL. ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
6. PROVIDE CONTROL JOINTS AS REQ'D BY MANA, SPEC.

טפח נפיקאטור קתארפא

PR:

THE FOLLOWING IS A SUMMARY OF THE RESULTS OF THE SURVEY:

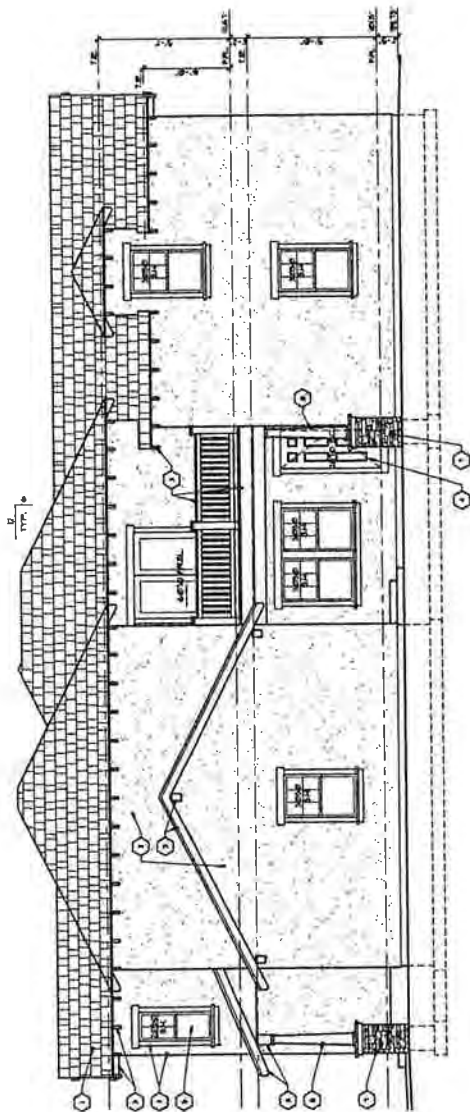
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ELEVATIONS

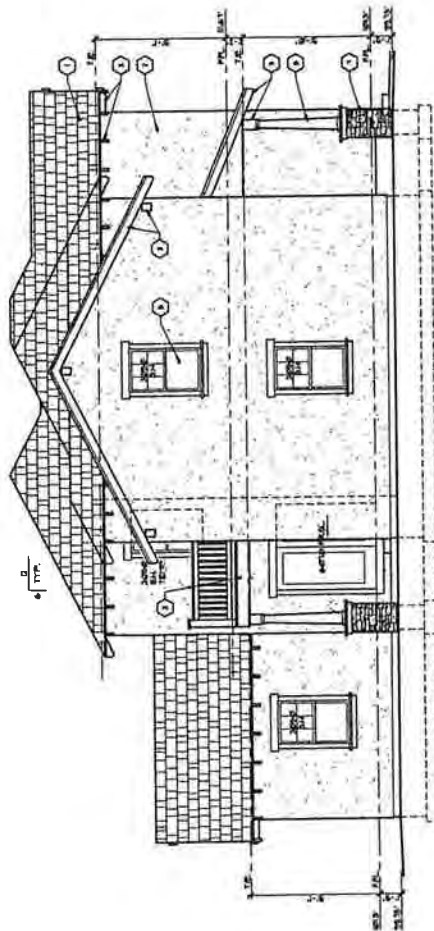
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SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

812 N. Division Street – 4-plex Apartment

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?

Addressing each of the Master Plan themes in order, the first being a “Balanced Land Use Pattern.” This project will provide Multi-family housing in a mixed-use Residential Office (RO) zoning, which meets the theme intent of providing a diverse choice in housing. Although not within the downtown mixed-use area, the project is an in-fill project in an older developed neighborhood, utilizing existing city resources per the theme.

The second theme of “Equitable Distribution of Recreational Opportunities” is not applicable to this project, although open space on-site is provided for apartment residents per City code.

The third theme of “Economic Vitality” mentions a supply of varied housing choices which this project provides. Additionally, the project is located in the Historic District, and is being designed to blend with and enhance the historical character of the area. The project also revitalizes a currently run-down property in the City.

Theme four is “Livable Neighborhoods & Activity Centers” which has the focus of increasing the quality of development, encouraging in-fill, creating a diversified mix of housing, and protecting and enhancing the City’s historic resources – all of which are provided by this project.

Theme five is “A Connected City”, and the only portion of the project that could be considered to address this theme is that new pedestrian sidewalks with ADA curb ramps are being provided on all three existing street fronts, none of which currently have sidewalks.

Question 2:

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

- A. Most of the surrounding adjacent uses are existing single-family residences. A few have been converted to office use. There are adjacent multi-family uses slightly farther to the North and South of similar size to the proposed project.
- B. The 2-story structures are designed to look like a 2-story residence and not an apartment block. The use is not detrimental, as it is still a residential use. The only uses that are not contained in the building are the required exterior open space areas. Construction generated dust and noise will be controlled using appropriate techniques and best building practices. The project is designed to blend with the historical character of the neighborhood and the greater Historic District, being designed in a Craftsman/Bungalow style per the Historical District Guidelines.
- C. The proposed project will not be detrimental to the surrounding uses or the neighborhood, as the use is still residential – just small scale multi-family vs. single-family. Also, the quality of the development is high and it will be an asset to the area.
- D. The impact on pedestrian and vehicular traffic from the proposed project will be minimal. There will be an increase in traffic due to the increased density. New sidewalks are provided on all three existing street frontages, so pedestrian access will be improved with the project.
- E. Short-range benefits from the proposed project would be construction jobs. Long-range benefits to the City would be from the diversity of housing provided, tax revenue, and the quality of the project improving the neighborhood and surrounding property values.

Question 3:

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

- A. Effect on schools and Sherriff services will be minor, as the increased density is very minor.
- B. Drainage from the project will be accommodated by improvements to the existing sewer in West Ann Street. The project will require that a sub-standard sewer line be replaced by the project.
- C. The existing water supply is adequate to server the project with good pressure and in good repair. The site is not severed by a well.
- D. The site is not on a septic system and the sewer capacity to serve the project is adequate. As previously stated, the project will be required to replace a sub-standard sewer lateral in W. Ann Street.
- E. No road improvements are required. New sidewalk & curb improvements are required to be provided with ADA compliant curb ramps at both intersections.
- F. The source of information for the above is a Major Project Review and Historical Resource Commission review, both of which have previously been completed for the proposed project.
- G. The only outdoor lighting that will be provided with the project will be porch lighting as part of the structures. Most porch lighting will be under roofs and will be recessed can down lighting, so all exterior lighting will not produce glare and will be "dark sky" compatible.
- H. Landscaping will consist of small lawn areas for minor outdoor recreation by the apartment residents, and native plant materials that require minimal water use. Landscaping will meet all City requirements and accent the intersections of both street corners on the property.
- I. All required parking is provided on-site, with a mix of indoor garage parking and exterior driveway parking.

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

Date

5-13-14

REVISIONS:

- 1
- 2
- 3
- 4

new residential duplex

MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

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DRAWING DATE:

PHASE #1 SITE
PLAN, DRAWING
INDEX

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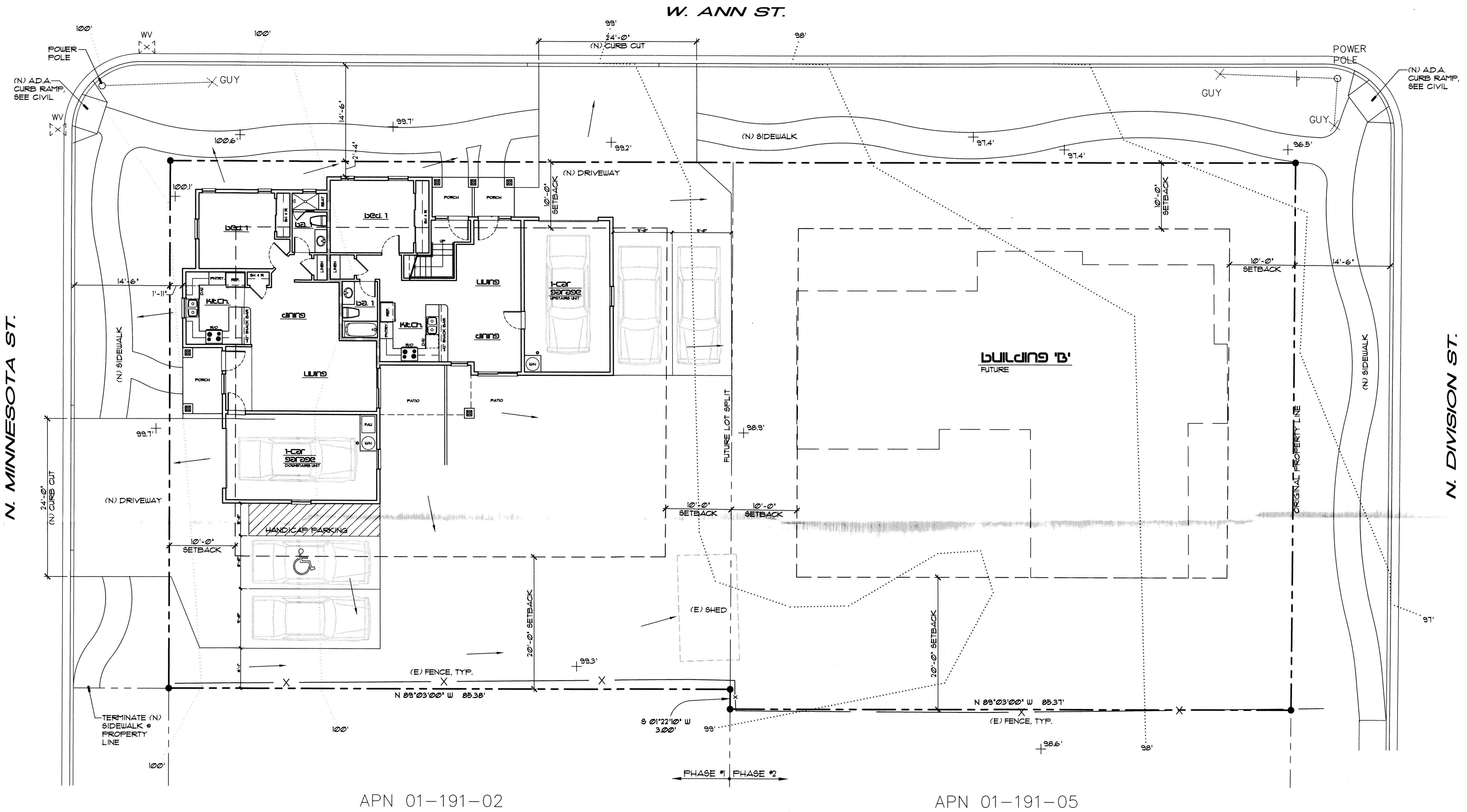
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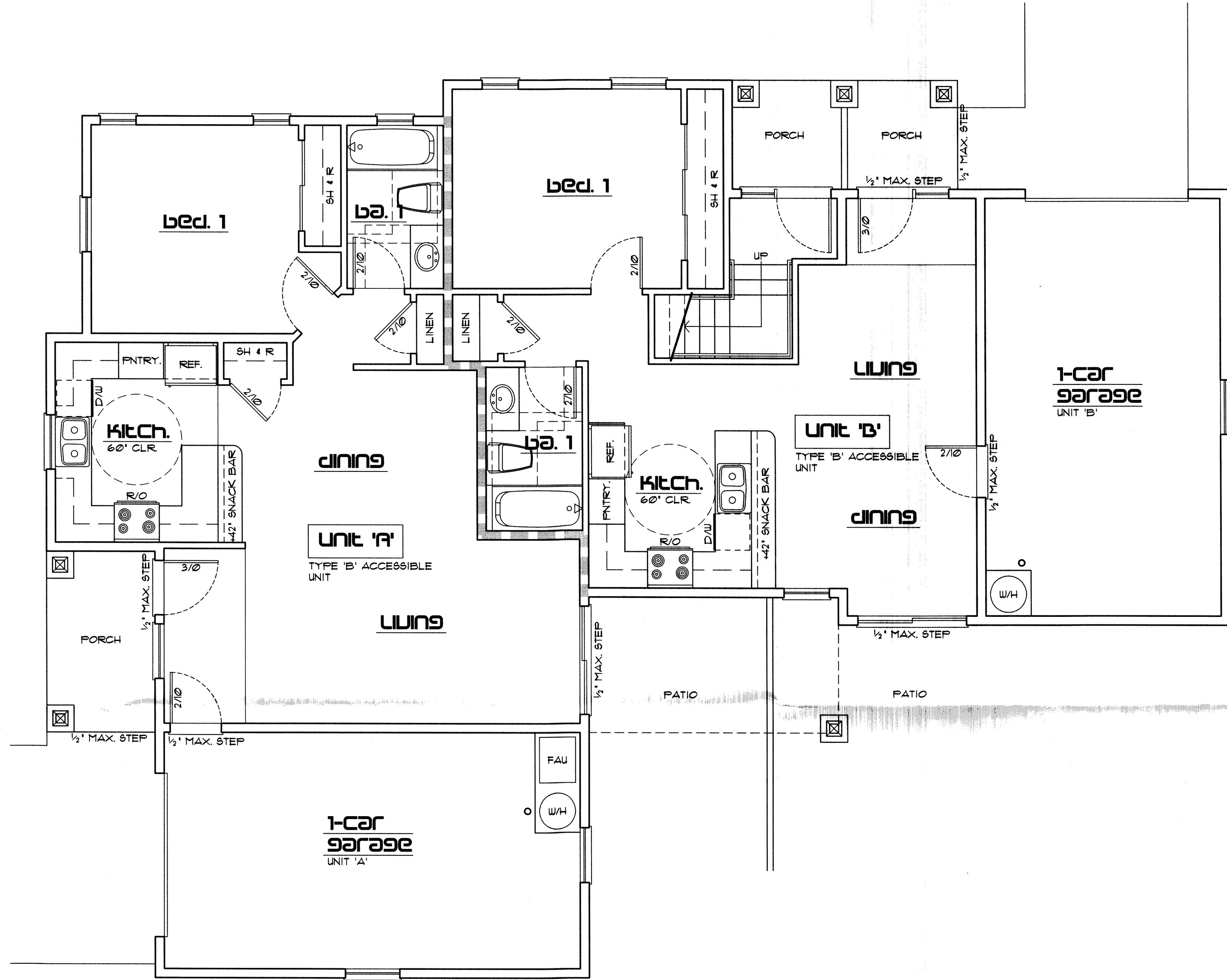
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SUP - 14 - 036

JOB NO.

1002

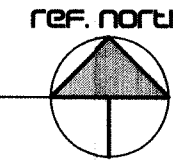




BUILDING 'A'
GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

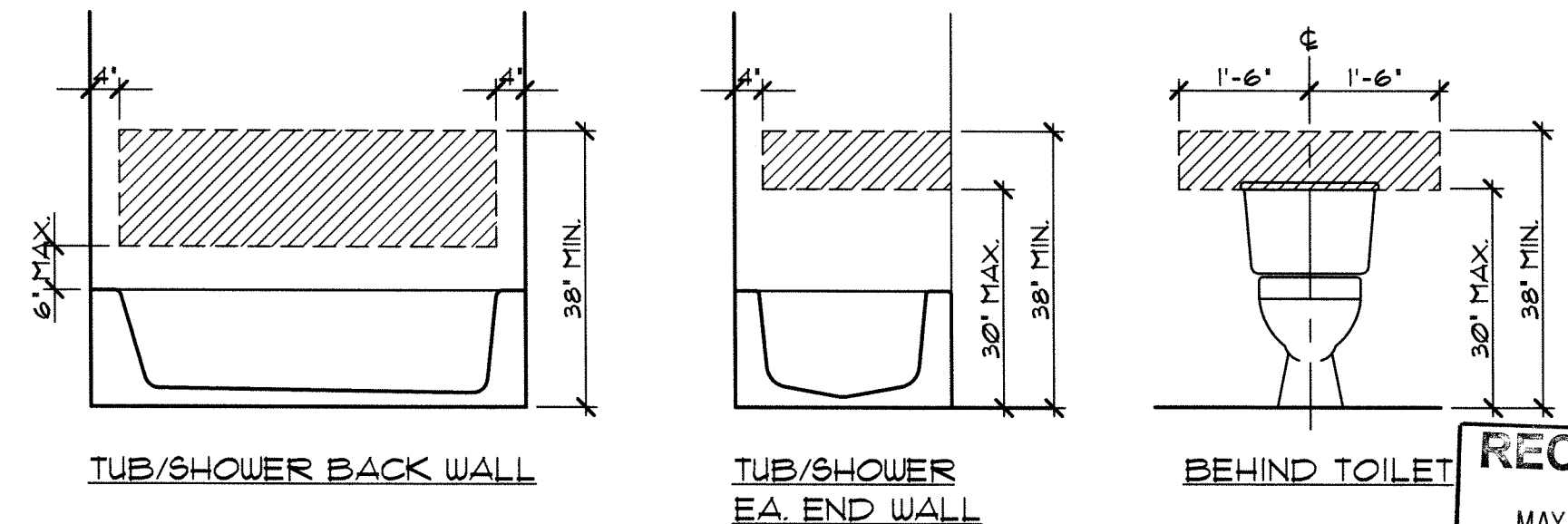
- GROUND FLOOR UNIT 'A' LIVABLE AREA APPROX. 116 SQ.FT.
- GROUND FLOOR UNIT 'B' LIVABLE AREA APPROX. 663 SQ.FT.
- GROUND FLOOR UNIT 'A' & 'B' GARAGE APPROX. 324 SQ.FT. EACH
- UPPER FLOOR COMMON AREA APPROX. 63 SQ.FT.
- TOTAL GROUND FLOOR LIVABLE AREA APPROX. 1,501 SQ.FT.



ACCESSIBILITY NOTES:

- GROUND FLOOR UNITS SHALL BE TYPE 'B' ADAPTABLE UNITS. WALLS & BATHTUB & WATER CLOSET SHALL BE REINFORCED FOR FUTURE GRAB BAR INSTALLATION INCLUDING SWING-UP BARS & WATER CLOSET.
- ALL OUTLETS SHALL BE MOUNTED A MIN. OF 15" ABOVE FINISH FLOOR (AFF.), TYP.
- ALL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED A MAX. OF 48" AFF., TYP.
- RANGE/OVEN (R/O) SHALL HAVE FRONT OR SIDE MOUNTED CONTROLS TO MEET ACCESSIBILITY GUIDELINES. VENT HOODS SHALL BE REMOTELY SWITCHED, MAX. 48" AFF.
- DOOR THRESHOLDS SHALL BE MAX. 1/2" HIGH.
- ALL BASE CABINETS UNO. SHALL BE 36" HIGH & SINK BASE CABINET SHALL BE REMOVABLE FOR ROLL-UNDER ACCESSIBILITY WITH CONVERSION. FLOORING SHALL CONTINUE UNDER REMOVABLE BASE UNITS & CABINET SIDES & REAR WALL SHALL BE FINISHED SO NO WORK IS NECESSARY WHEN THE BASE CABINET IS REMOVED.
- BATHROOM MIRRORS SHALL BE MOUNTED A MAX. OF 48" AFF., TYP. ALL WATER CLOSETS SHALL BE 18" TALL.

NOTE:
SHADED AREAS INDICATE MINIMUM REINFORCED AREAS FOR FUTURE GRAB BAR MOUNTING. SOLID BACKING SHALL BE PROVIDED & AT TUB SURROUNDS THE BACKING MUST BE SUFFICIENT THICKNESS TO FLUSH WITH THE BACK SURFACE OF THE SURROUND.



1 **BACKING REQUIREMENTS**
SCALE 1/2" = 1'-0"

new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

FOR:

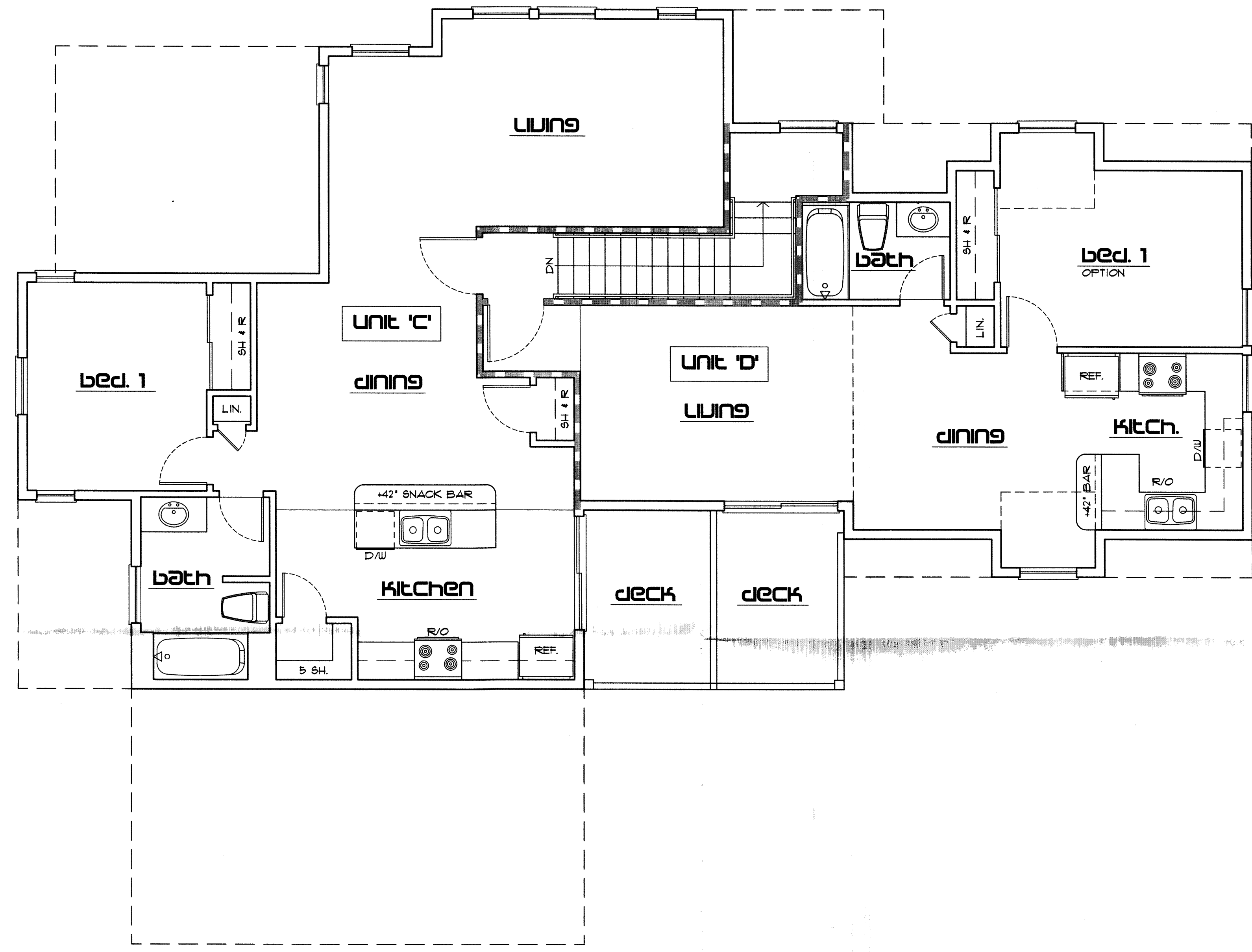
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BUILDING 'A'
UPPER FLOOR PLAN

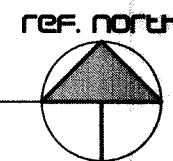
SCALE 1/4" = 1'-0"

UPPER FLOOR UNIT 'C' LIVABLE AREA APPROX. 831 SQ.FT.

UPPER FLOOR UNIT 'D' LIVABLE AREA APPROX. 636 SQ.FT.

UPPER FLOOR COMMON AREA APPROX. 16 SQ.FT.

TOTAL UPPER FLOOR LIVABLE AREA APPROX. 1,483 SQ.FT.



S-13-14

REVISIONS:

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new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
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BLDG. 'A'
UPPER FLOOR
UNIT PLAN

SUP - 14 - 036

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1002

A-S

S-13-14

REVISIONS:

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new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

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BLDG. 'A'
EXTERIOR
ELEVATIONS

SUP - 14-036

JOB NO:

1002

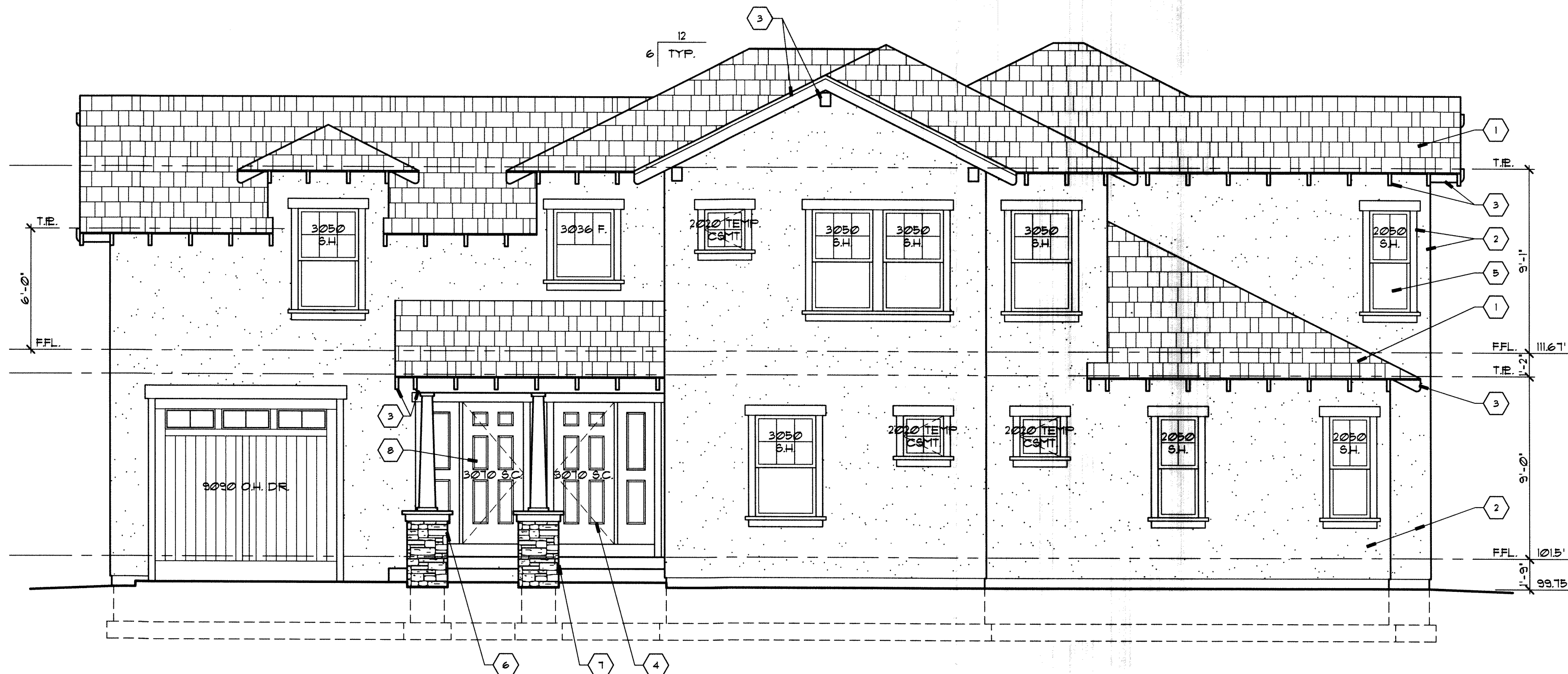
A-8

**ELEVATION NOTES &
EXTERIOR COLORS:**

- 1 ASPHALT SHINGLES:
'CELOTEX' PRESIDENTIAL
COLOR:
- 2 STUCCO & STUCCO TRIMS:
'DRYVIT' ACRYLIC - FINE SWIRL FINISH
COLOR:
- 3 WD. RAFTER TAILS, BARGE & OUTRIGGERS:
'ICI DELUX' FLAT ACRYLIC PAINT
COLOR:
- 4 ENTRY DOOR:
FIBERGLASS RAISED PANEL
COLOR:
- 5 WINDOWS (LOW-E):
'AMSCO' ARTISAN SERIES w/ GRIDS AS SHOWN
COLOR:
- 6 O.H. GARAGE DOORS:
CARRIAGE HOUSE STYLE
COLOR:
- 7 STUCCO STONE VENEER:
'ELDORADO' DRYSTACK LEDGESTONE
COLOR:
- 8 TAPERED COLUMNS:
'ICI DELUX' SEMI-GLOSS ENAMEL
COLOR:
- 9 VENTS, FLASHING & FLUES:
COLOR: PAINT TO MATCH ROOF

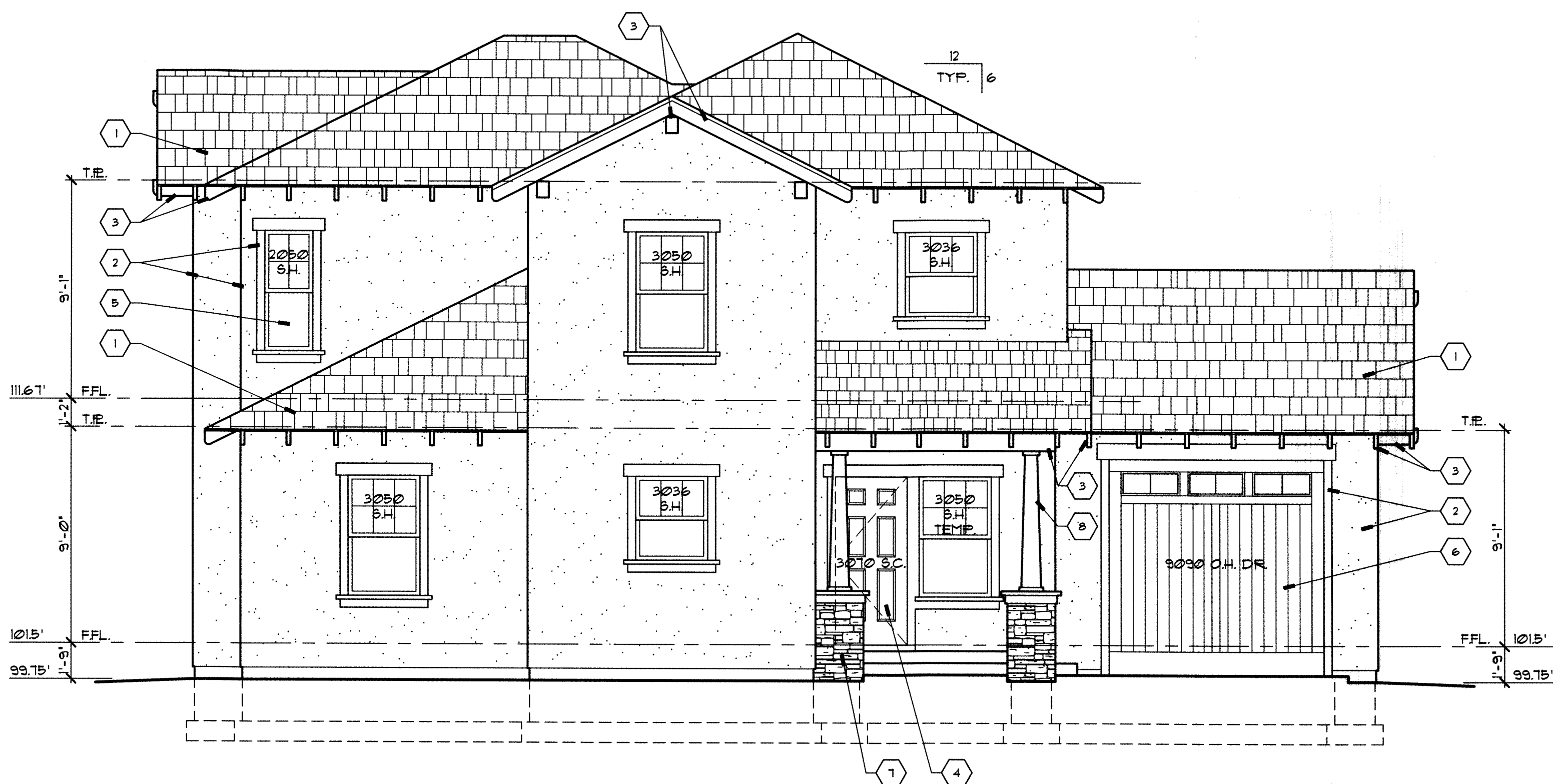
STUCCO APPLICATION NOTES:

1. APPLY 2-LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER OVER 1/2" FLYWD. (1/8" GAP @ ALL EDGES.)
2. APPLY 1" X 20 GA. WIRE MESH.
3. APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 10 DAYS TO CURE.
4. APPLY EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
5. BEVEL ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
6. PROVIDE CONTROL JOINTS AS REQ'D. BY MANUF. SPECS. & DEEP SCREDS AS REQ'D. BY I.R.C. SECTION R103.6



North Elevation

SCALE 1/4" = 1'-0"



West Elevation

SCALE 1/4" = 1'-0"

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S-13-14

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new residential duplex

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812 N. DIVISION STREET
CARSON CITY, NEVADA

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BLDG. 'A'
EXTERIOR
ELEVATIONS

SUP 14-036

JOB NO:

1002

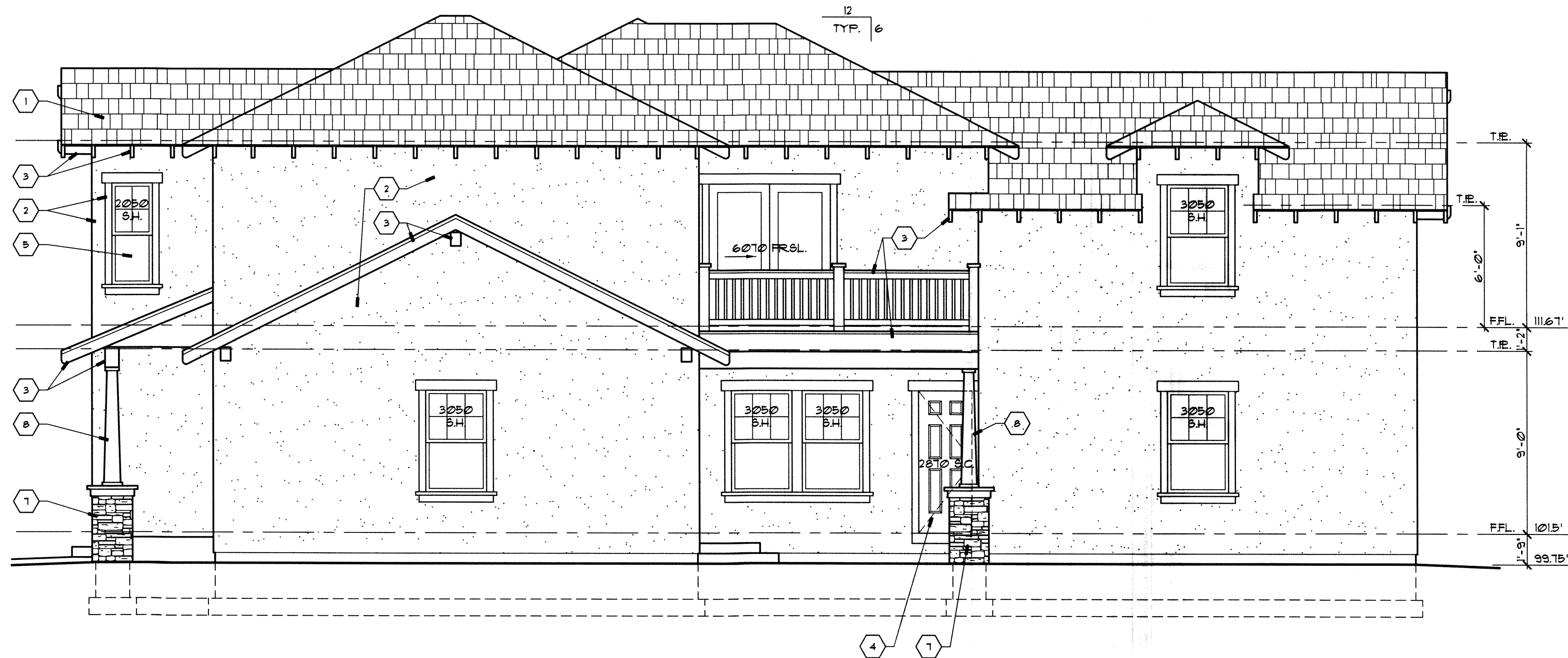
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**ELEVATION NOTES &
EXTERIOR COLORS:**

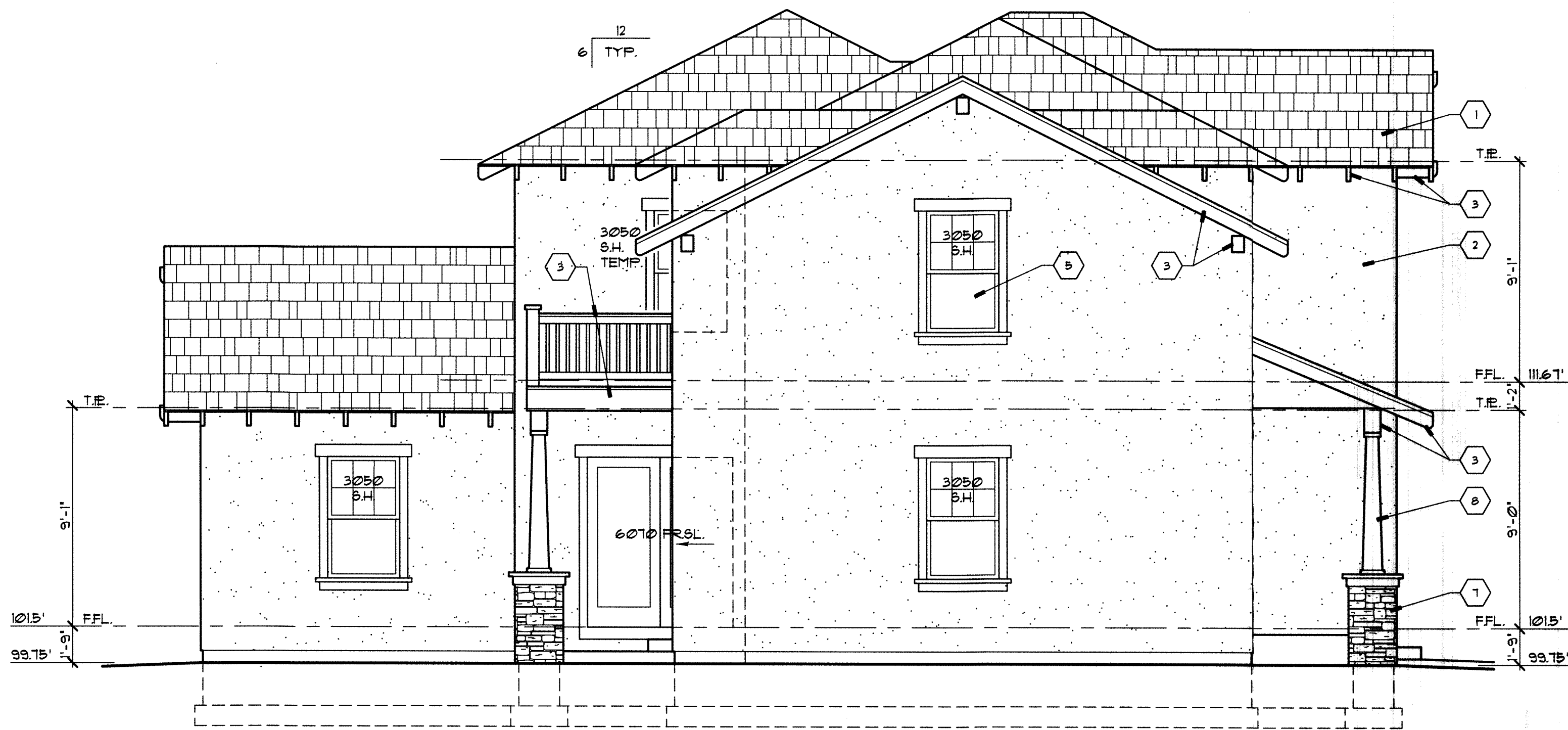
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& WEEP SCREEDS AS REQ'D. BY I.R.C. SECTION R703.6



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

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