

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF October 29, 2014**

**FILE NO: SUP-14-079**

**AGENDA ITEM: F-1**

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** A Special Use Permit to allow the construction and operation of an animal services facility on property in the Public Regional (PR) zoning district.

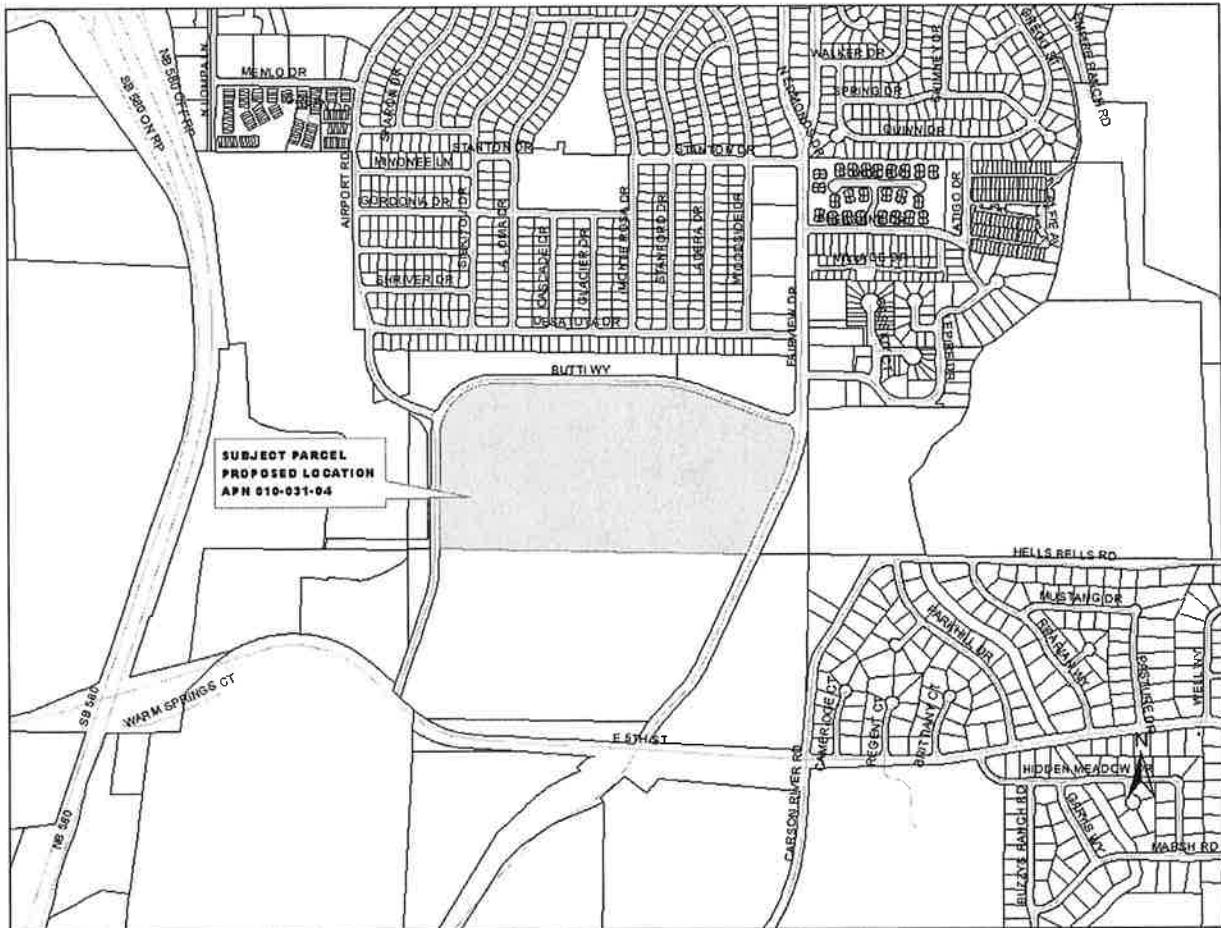
**OWNER:** Carson City

**APPLICANT:** Carson City Public Works

**LOCATION:** 549 Airport Road

**APN:** 010-031-04

**RECOMMENDED MOTION:** "I move to approve SUP-14-079, a Special Use Permit to allow the construction and operation of an animal services facility on property in the Public Regional zoning district, located at 549 Airport Road, APN 010-031-04, 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 of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for any proposed construction. Contact the Building Division for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within eighteen months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

### **The following shall be submitted with any Building Permit application:**

6. 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.
7. The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.
8. Allow adequate turn around for fire apparatus through the secured parking area. Design to a 40 foot centerline turning radius.
9. Fire access gate to the City Yard final location will require approval by the Carson City Fire Department.
10. Primary building surfaces (excluding trim areas) should be muted or earth tone in color. Bold colors shall be avoided except when used as trim. Provide proposed colors or a photo simulation of proposed exterior facades. All exterior colors must be reviewed and approved by the Planning Division prior to installation.
11. All exterior lighting must comply with Development Standards Division 1.3 Lighting Standards, and must be downward, not outward or upward. All exterior light fixtures must be reviewed and approved by the Planning Division prior to installation.

12. A landscaping plan must be submitted, reviewed and approved by the Planning Division prior to installation. All landscaping must comply with Development Standards Division 3, Landscaping requirements.

**The following applies to the site throughout the life of the project:**

13. This permit shall become null and void if and when the use is abandoned for a period of more than 12 consecutive months.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.185 (Public Regional Uses)

**MASTER PLAN DESIGNATION:** Public/Quasi-Public (P/QP)

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed animal services facility be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for this facility?

**SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Public Regional/Carson City, vacant land  
NORTHEAST: Public Regional/Carson City, present animal services facility  
EAST: Public/State of Nevada, vacant land  
SOUTHEAST: Public/State of Nevada, vacant land  
SOUTH: Public Regional/Carson City, sewer treatment plant  
SOUTHWEST: Public Regional/Carson City, vacant  
WEST: Public Regional/private ownership, vacant

**ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: XS, areas of minimal flooding
2. EARTHQUAKE FAULT: Zone II, moderate potential, fault zone within 500 feet
3. SLOPE/DRAINAGE: Flat
4. SOILS: 71, Urban Land

**SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: Total 52 acres; project proposed on 1.6 acre portion of the site within the Carson City Corporate Yard
2. STRUCTURE SIZE: 10,955 square feet
3. STRUCTURE HEIGHT: 23 feet 10 inches to top of ridge
4. SETBACKS: No specific setbacks are required in the Public Regional zoning district. The building is shown as 22 feet 9 inches from the west property line and approximately 275 feet from the south property line, on the west side of the parcel.
5. PARKING: 50 spaces; 27 regular and 2 handicapped, plus 21 employee spaces
6. VARIANCES REQUESTED: None

**PREVIOUS REVIEWS**

- SUP-14-007 (Radio Tower)
- SUP-08-094 (City Corporate Yard expansion)

## **BACKGROUND**

A new Animal Services Facility for Carson City has been under discussion for several years. The applicant has stated the Board of Supervisors has provided support for a new facility by approving the location study on February 20, 2012. The actual construction of this facility is part of the 1/8 cent Sales Tax Expenditure Plan. The Public Works Division of Carson City has provided an application for the proposal of a new facility at the Carson City Corporate Yard. The intention is to terminate the existing facility in the northeastern portion of the yard and create a new larger facility in the western area of the Corporate Yard. No plan for a use of the old animal control facility has been determined at this time, although the pet cemetery is expected to remain.

## **DISCUSSION**

A Special Use Permit is required for the following reasons:

Per Carson City Municipal Code (CCMC), Section 18.04.185, Public Regional zoning district, an Animal Shelter or Animal Services Facility is allowed as a conditional use with the approval of a Special Use Permit. Building height and setbacks are determined by Special Use Permit in all Public zoning Districts.

There are various uses presently on this large site, which functions as the Carson City Corporate Yard and provides support of public services and public safety. The animal services facility would also be a public service in support of maintenance and control of the animal population of Carson City. Animals such as dogs and cats which are waiting to be reunited with their owners or adopted, as well as those which are abandoned, feral, injured and those which are ultimately euthanized would be housed in this facility. The applicant states the proposed project can accommodate up to 134 dogs, 104 cats and 7 exotics.

The applicant has provided detail showing the proposed building, including interior uses, exterior elevations and colors, along with proposed landscaping, parking and lighting details. The size of the building would be 10,955 square feet. The proposed location is on the western portion of the City property and would replace the present animal control building now on the northeast corner of the property. The new site would be south and west of the existing facility, about 3,000 feet from the present facility. The new location would increase the distance from the residences on the north to approximately 1,000 feet. The present animal services facility site is as little as 200 feet from residences.

The applicant is proposing landscaping as screening for visual effect. The renderings show an attractive building, with many windows and variations of the exterior façade materials. The colors are shown as earth tones.

Included in the proposal is parking for patrons as well as parking for employees behind a fence. The number of parking spaces required for public uses is determined during the Special Use Permit process. A comparable use listed in Development Standards Division 2 Parking is Veterinarian or Dog Grooming. This use requires one parking space for each 250 square feet of gross floor area. The number of parking spaces which would be required in a building of 10,955 square feet would be 44, while a total of 50 spaces are proposed. It is noted there is a concern from the Fire Department regarding access to the employee parking area with the proposed layout submitted. The site is large enough to modify the proposed on-site parking and still provide 44 on-site parking spaces, even if the parking layout is changed as a result of redesign of the site to accommodate the Fire Department concerns.

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

**PUBLIC COMMENTS:** Public notices were mailed to 39 adjacent property owners on October 10, 2014 within 300 feet of the subject site. At the writing of this report no written comments have been received either in favor of or in 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 October 29, 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: Submit complete tenant improvement plans for the proposed project, to allow for review the building and accessibility code requirements. Permits are required for all alterations.

Fire Department:

1. Project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.
2. Project does not appear to allow adequate turn around for fire apparatus through the secured parking area. Please design to a 40 foot centerline turning radius.
3. Fire access gate to City Yard final location to be approved by the Carson City Fire Department

Engineering Department: No comments or concerns

Health and Human Services: No comments or concerns

Environmental Control: No comments or concerns

Parks and Recreation Department: No comments received

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

Goal 1.1 Promote the Efficient Use of Available Land and Resources  
1.1e- Sustainable Construction Techniques

*The building will be constructed using sustainable building materials and techniques but will not be built to meet certification such as LEED. The project will use concrete, metal roof, stone veneer and exposed wood, along with various earth tone colors on the exterior.*

Goal 1.4 Manage the Impacts of Future Growth within the Urban Interface  
1.4a- Vehicular and Pathway Access

*The project will provide on-street bike lanes along the frontage in conjunction with construction of the project. A sidewalk and bike lane will be placed on the east side of Airport Road.*

**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 surrounding properties are vacant or used for City services. No detriment to surrounding properties is assumed if the present Animal Control facility is moved from one side of the City Corporate Yard to the other, as the new location will be farther from existing residences on the north and will be more remote from all but public on-site uses, while providing a larger building to service the needs of animals and the public. Vibrations, fumes, odors, dust glare or physical activity will not be more objectionable than the existing site. The most noticeable on-going objection will be related to the noise of barking dogs. The new location will be at least 800 feet farther away from the existing residences than the present facility, which will be beneficial in reducing this current and continuing noise concern. In addition, there will be several buildings between the new facility and the existing residences to the north, which will also serve to dampen this noise.*

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

*It is assumed the numbers of people who will use this facility will rise, as the facility will be larger and have more animals than the present site. However, the project has been designed to accommodate more parking and is in a larger building than the present location, while being on a street that can easily accommodate more traffic, according to the submission by the applicant. In addition, sidewalks and a bike lane are proposed as improvements to Airport Road, which will provide a benefit to traffic in this area.*

**3. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

*The project is estimated to use 1,050 gallons of water per day, including care for the animals, sanitary and personal uses within the building, and landscaping irrigation, with an estimated 550 gallons per day in sewage demand. This increase in water and sewer use will not require any upgrades to the City's water system, according to the Carson City Public Works Department. No overburdening of other existing public services and facilities is likely. This proposal is to enlarge the animal control facility while moving the facility within the Carson City Corporate Yard.*

**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 main purpose of the Public Regional zoning district is to sustain wide regional needs. An Animal Shelter or Animal Services Facility is specifically mentioned as a use within this zoning district.*

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

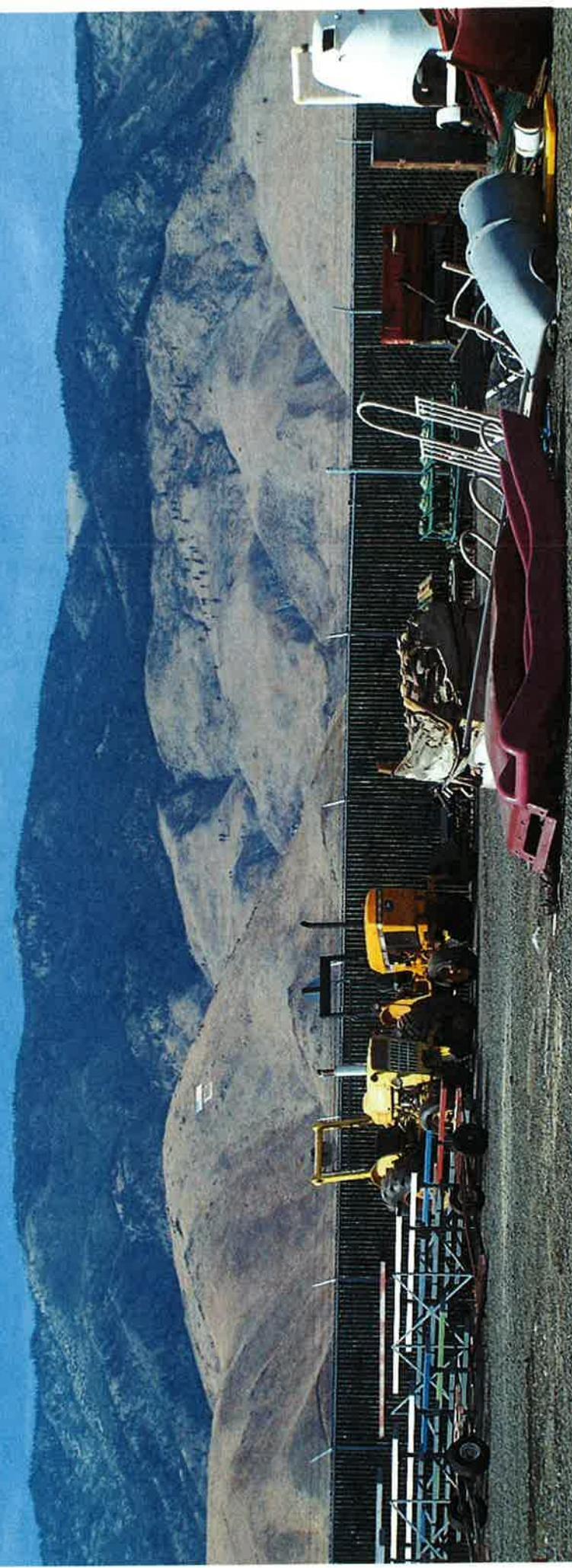
*This project will serve the public health, safety, convenience and welfare. A larger animal services facility has been necessary for several years. The population of Carson City has increased, while the facility for the care of animals has remained the same size. This proposal is to provide additional care for animals which stray, are injured or abandoned, where they can*

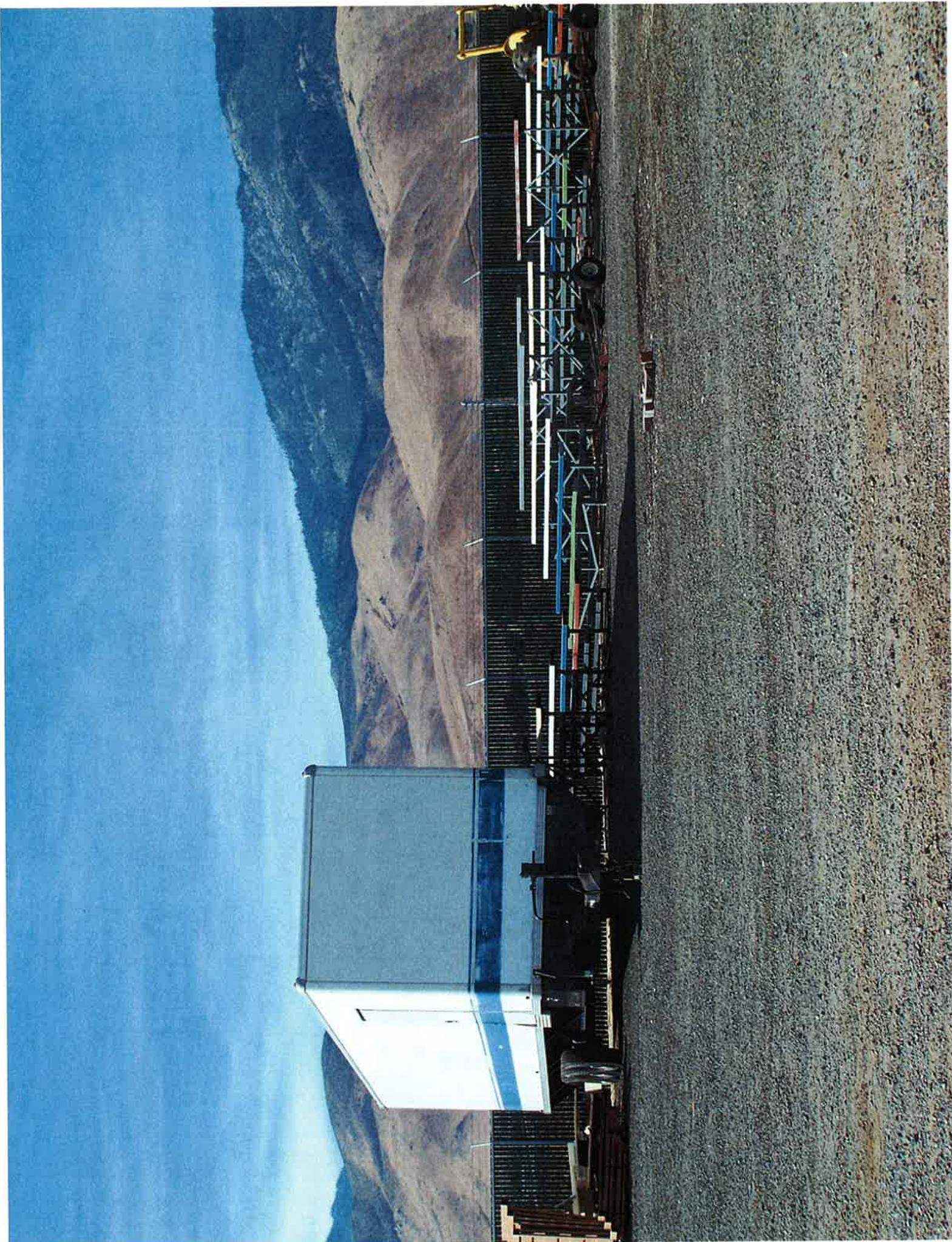
*be reunited with their owners or adopted by new owners. Some animals will continue to need to be euthanized. A reduction in the number of lost/stray/unwanted animals continues to be a public health benefit.*

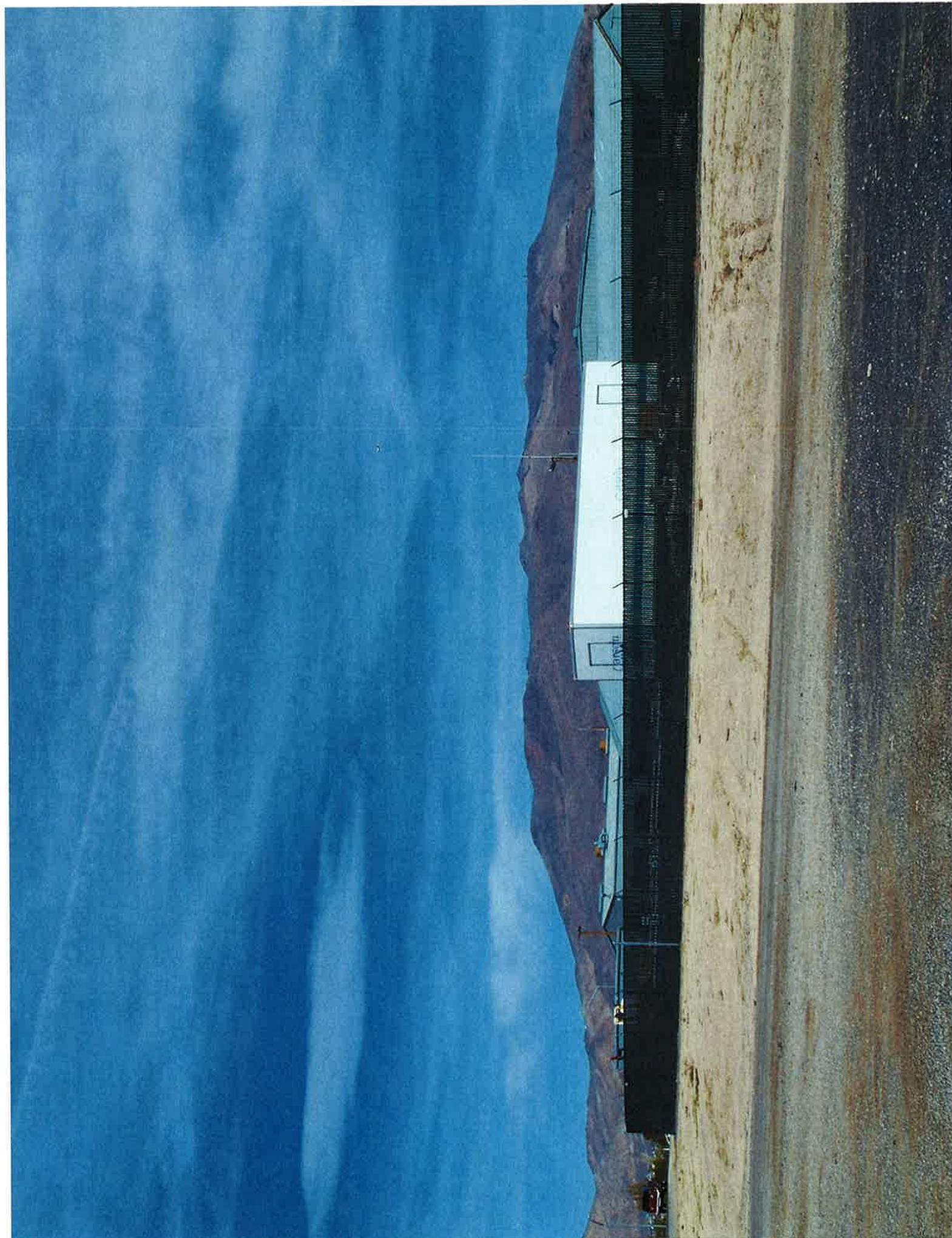
**7. Will not result in material damage or prejudice to other property in the vicinity.**

*The animal services facility is proposed on publicly owned land. The majority of the property surrounding this location is also publicly owned or is vacant. The applicant/owner is proposing to place the facility at the western portion of the lot in an area which will be farther away from residences than the existing facility on the same parcel. This will reduce impacts to surrounding residential property owners.*

Attachments  
Site Photos  
Building Department comments  
Engineering Department comments  
Fire Department comments  
Health Department comments  
Environmental Control Authority  
Application (SUP-14-079)









Planning Commission

October 29, 2014

SUP-14-079  
SUP-14-080  
SUP-14-081  
SUP-14-082  
SUP-14-083



1. Submit complete tenant improvement plans for the proposed project, to allow for review of building and accessibility code requirements. Permits are required for all alterations.

Please let me know if you have any questions.

Thanks,

*Ray Proffitt*, CBO  
Chief Building Official  
Building Division  
Carson City, NV  
775-887-2310 – Main  
775-283-7502 - Direct

En



**Engineering Division Planning  
Commission Report File  
Number SUP 14-079**

**SUBJECT TITLE:**

Action to consider a special use permit to construct the new animal shelter at the Carson City Corpyard, 549 Airport Rd., apn 010-031-04.

## **RECOMMENDATION:**

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

## DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The plans are adequate for this review.

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

City water and sewer services are adequate for this establishment. Public access will be from Airport Rd.

SUP 14-079 for the construction of the new animal shelter at 549 Airport Rd., apn 010-031-04

September 26, 2014

SUP 14-079 comments:

1. Project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.
2. Project doesn't appear to allow adequate turn around for fire apparatus through the secured parking area. Please design to a 40' centerline turning radius.
3. Fire access gate to City Yard final location to be approved by Carson City FD.

***Dave Ruben***

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

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



RECEIVED

SEP 25 2014

CARSON CITY  
PLANNING DIVISION

September 25, 2014

SUP-14-079

Carson City Health and Human Services  
We have no concerns with the application as submitted.

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



March 24, 2014

Major Project Review Committee

Re: # SUP – 14-079

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 14-079 (Animal Services Facility) project:

1. ECA has no comments concerning this request.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

RECEIVED

SEP 17 2014

CARSON CITY  
PLANNING DIVISION

**Carson City Planning Division**  
**108 E. Proctor Street • Carson City NV 89701**  
**Phone: (775) 887-2180 • E-mail: planning@carson.org**

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

**FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning  
districts)**

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)

**Application Reviewed and Received By:**

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 -** ***ESUP - 14-079***

Carson City Public Works 887-2355

**APPLICANT** PHONE #

3505 Butti Way, Carson City, NV 89701

**MAILING ADDRESS, CITY, STATE, ZIP**

**EMAIL ADDRESS**

Carson City 887-2286

**PROPERTY OWNER** PHONE #

201 N. Carson St. Carson City, NV 89701

**MAILING ADDRESS, CITY, STATE, ZIP**

**EMAIL ADDRESS**

Robb Fellows, Senior Project Manager 283-7238

**APPLICANT AGENT/REPRESENTATIVE** PHONE #

3505 Butti Way, Carson City, NV 89701

**MAILING ADDRESS, CITY, STATE ZIP**

RFellows@carson.org

**EMAIL ADDRESS**

Project's Assessor Parcel Number(s): Street Address ZIP Code

010-031-04 549 Airport Rd, Carson City, NV 89701

Project's Master Plan Designation

PR

Project's Current Zoning

PR

Nearest Major Cross Street(s)

Butti Way / E. Fifth 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: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow

as a conditional use is as follows:

Carson City Animal Services Facility

Carson City Animal Services Facility

**PROPERTY OWNER'S AFFIDAVIT**

*N/A*

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.

3505 Butti Wy

Signature

Address

Date

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

STATE OF NEVADA  
COUNTY \_\_\_\_\_

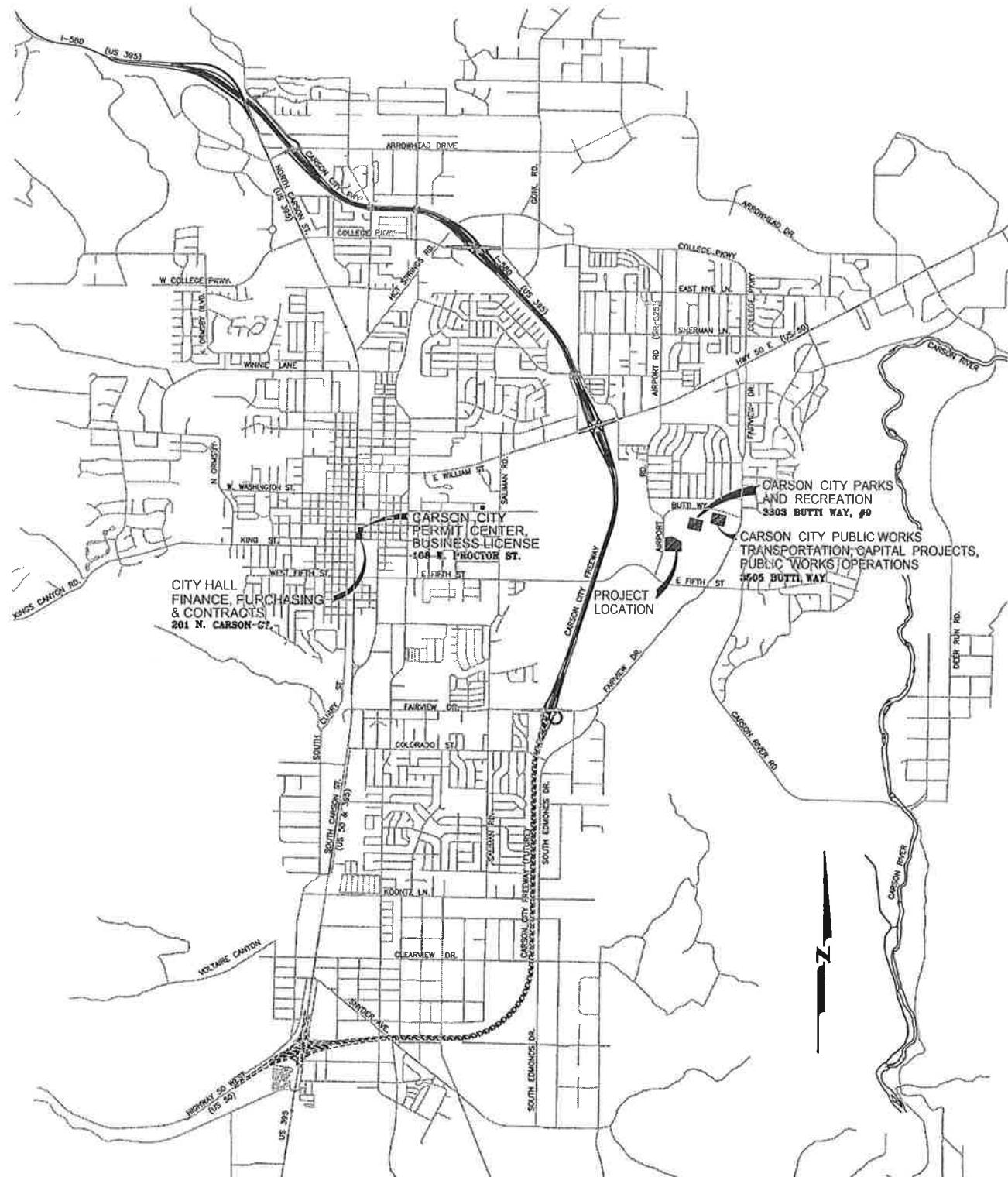
On \_\_\_\_\_, 2 \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

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.

Project Description:

The proposed Carson City Animal Services Facility contemplates a 10,955 square foot building on a 1.6 acre site within the City's Corporation Yard. The facility will accommodate 134 dogs, 104 cats and 7 exotics. The facility promotes adoption and provides City staff sufficient area to manage and shelter animals.



**CARSON CITY  
PUBLIC WORKS DEPARTMENT**  
3305 BUTTI WAY CARSON CITY, NEVADA 89701  
PH: 887-2355 FAX: 887-2112

**CARSON CITY ANIMAL CONTROL  
SPECIAL USE PERMIT  
VICINITY MAP**

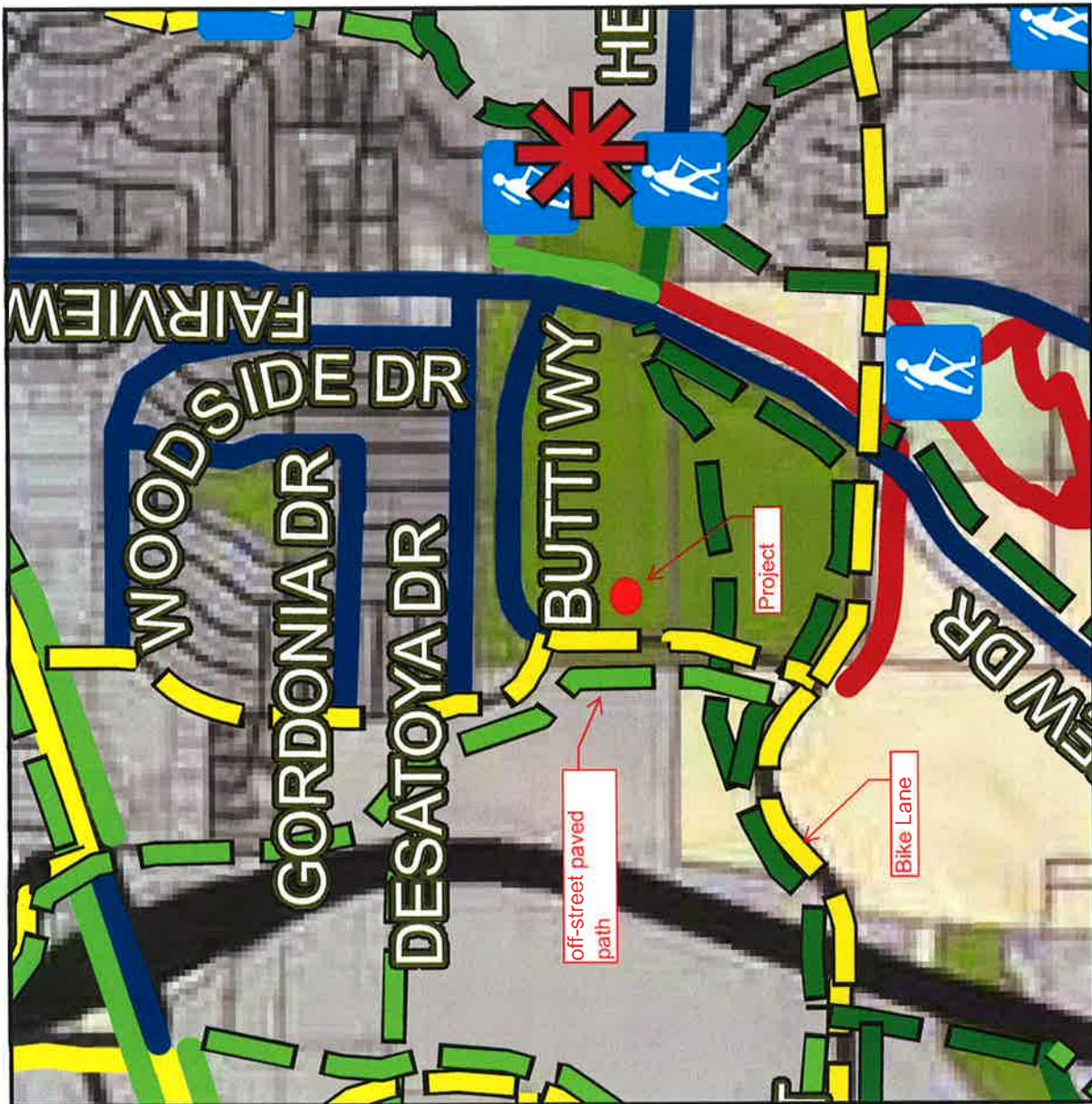
DESIGNED BY: BD  
DRAWN BY: BD  
CHECKED BY: RF  
SCALE (HORIZ): N.T.S.  
DATE: 2014 SEP 15

**FIGURE  
1**

## PROPOSED PROPERTY NOTIFICATIONS

APN	Physical Address	Assessed Owner	Mailing Address 1	Mailing Address 2
1054116	3129 DESATOYA DR	GEARLDS, KEVIN M	P O BOX 1588	CARSON CITY, NV 89702-0000
1044309	3335 DESATOYA DR	ANDREWS, KEITH B & DIANNA M	3535 DESATOYA DR	CARSON CITY, NV 89701-0000
1044314	3651 DESATOYA DR	STANTON PARK DEVELOPMENT INC	1885 E LONG ST	CARSON CITY, NV 89705-0000
1044315	3365 DESATOYA DR	LLANAS-SIERRA, J A & HERNANDEZ,	P O BOX 14154	SOUTH LAKE TAHOE, CA 96151-0000
1044302	3267 DESATOYA DR	PALUCH, FRANK Z & PAQUITA B	3267 DESATOYA DR	CARSON CITY, NV 89701-0000
1003702	3770 BUTTI WY	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY #9	CARSON CITY, NV 89701-0000
1044304	3411 DESATOYA DR	ROYBALL, ART & TINA MARINA	2105 RUTHE AVE	SOUTH LAKE TAHOE, CA 96150-0000
1044306	3317 DESATOYA DR	BURBETT FAMILY TRUST 4/3/05	% MICHAEL & MARIA BURBETT, TT	CARSON CITY, NV 89701-0000
1044306	3463 DESATOYA DR	ENDERS, ANITA	3463 DESATOYA DR	CARSON CITY, NV 89701-0000
1044308	3509 DESATOYA DR	OLIVARES, MARTIN & HERNANDEZ, M	3509 DESATOYA DR	CARSON CITY, NV 89701-0000
1044317	887 AIRPORT RD	MILLARD, V C & L E FAMILY TRUST	% VIRGIL & LOIS MILLARD, TTEES	CARSON CITY, NV 89706-0000
1044315	3673 DESATOYA DR	MOORE, PATRICIA R	3673 DESATOYA DR	CARSON CITY, NV 89701-0000
1003207	3745 FAIRVIEW DR	STATE OF NEVADA	101 N CARSON ST	CARSON CITY, NV 89701-0000
1054102	3215 DESATOYA DR	FORNEY, RICHARD L	3215 DESATOYA DR	CARSON CITY, NV 89701-0000
1054112	3161 DESATOYA DR	COSIO, MARIA	3161 DESATOYA DR	CARSON CITY, NV 89701-0000
1054115	3137 DESATOYA DR	OLIVAREZ-DOMINGUEZ, M & ET AL	3137 DESATOYA DR	CARSON CITY, NV 89701-0000
1003270	BUTTI WY	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY #9	CARSON CITY, NV 89701-0000
1044305	3325 DESATOYA DR	POPEK, DONALD JEFFERY	561 SYLVAN AVE	SAN MATEO, CA 94403-0000
1044316	3695 DESATOYA DR	LEWIS FAMILY TRUST 6/30/99	% MICHAEL & JULIE LEWIS, TTEES	WATSONVILLE, CA 95076-0000
1005104	3303 BUTTI WY	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY #9	CARSON CITY, NV 89701-0000
1044312	3607 DESATOYA DR	TORRES, FRANCISCO & ANGELES	3607 DESATOYA DR	CARSON CITY, NV 89705-0000
1054114	3145 DESATOYA DR	CV ASSET HOLDINGS LLC-SERIES 4	3662 CINDY'S TRAIL	CARSON CITY, NV 89701-0000
1035118	3925 FAIRVIEW DR	C C TREAS - TRUSTEE (DAVIS, JEA	33925 FAIRVIEW DR	CARSON CITY, NV 89701-0000
1044514	3373 DESATOYA DR	HERNANDEZ-GOMEZ, RAFAEL & ET AL	3373 DESATOYA DR	CARSON CITY, NV 89701-0000
1054103	3199 DESATOYA DR	LEDEZMA, ISIDRO & MARIA	3199 DESATOYA DR	CARSON CITY, NV 89701-0000
1004160	E.5TH ST	CARSON CITY	2621 NORTHGATE LN #4	CARSON CITY, NV 89705-0000
1044511	3353 DESATOYA DR	DELLA PIETRA, ELENA T	3353 DESATOYA DR	CARSON CITY, NV 89701-0000
1044510	3185 DESATOYA DR	DRAKE, KERRY J & MARY T	3185 DESATOYA DR	CARSON CITY, NV 89703-0000
1044504	3303 DESATOYA DR	JOHNSON, ERIK R	856 W NYE LN #102	CARSON CITY, NV 89701-0000
1044503	3293 DESATOYA DR	MORENO, RODOLFO MAGANA	3293 DESATOYA DR	CARSON CITY, NV 89701-0000
1044505	3311 DESATOYA DR	HELTON, JERRY D & DELORES M	3311 DESATOYA DR	CARSON CITY, NV 89701-0000
1044505	3437 DESATOYA DR	COLLINGS, BRIAN K & BRENDA N	267 PASTURE DR	CARSON CITY, NV 89701-0000
1044510	3177 DESATOYA DR	MARCOLIN-TULLY, DEBRA S	3177 DESATOYA DR	CARSON CITY, NV 89701-0000
1044512	3859 DESATOYA DR	ORTIZ ORONIA, JOSE & ORTIZ, M G	3359 DESATOYA DR	CARSON CITY, NV 89701-0000
1044515	3379 DESATOYA DR	JAMES, RICHARD H & ANGELA U	P O BOX 203	WELLS, NV 89525-0000
1054119	AIRPORT RD	STANTON PARK DEVELOPMENT INC	10885 E LONG ST	CARSON CITY, NV 89705-0000
1043510	3345 DESATOYA DR	JIMENEZ, GUADALUPE MARIE	3345 DESATOYA DR	CARSON CITY, NV 89701-0000
1054101	3241 DESATOYA DR	NEVILLE, LAURI KATHLEEN	3241 DESATOYA DR	CARSON CITY, NV 89701-0000
1044310	3915 FAIRVIEW DR	WISINSKI, KRZYSZTOF WISINSKI, TRUSTEE	3185 DE LA CRUZ BLVD	SANTA CLARA, CA 95054-0000
1044517	3395 DESATOYA DR	HANSON, RICHARD K & DEBORAH A	5140 GENTRY LN	CARSON CITY, NV 89701-0000
1044515	3801 WARM SPRINGS CT	DEPT OF CONS & NAT RESOURCES	% DIVISION OF STATE LANDS	CARSON CITY, NV 89701-0000
1044508	3331 DESATOYA DR	LAMAS, JONATHAN A	3331 DESATOYA DR	CARSON CITY, NV 89701-0000
1044307	3489 DESATOYA DR	ROSSINI, LINDA	3489 DESATOYA DR	CARSON CITY, NV 89705-0000
1044510	3193 DESATOYA DR	WONG, KENT & TRUONG, NGA	P O BOX 22521	CARSON CITY, NV 89701-0000
1054201	AIRPORT RD	CARSON CITY	201 N CARSON ST #2	CARSON CITY, NV 89701-0000
1054113	3153 DESATOYA DR	REED, JAKE M	3153 DESATOYA DR	CARSON CITY, NV 89701-0000
1044166	E.5TH ST	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST	CARSON CITY, NV 89712-0000
1044313	3629 DESATOYA DR	POPEK, DONALD J	561 SYLVAN AVE	CARSON CITY, NV 89705-0000
10393106	3300 E.5TH ST	UTILITIES DEPT, CARSON CITY	3505 BUTTI WAY	CARSON CITY, NV 89701-0000
10393116	3905 FAIRVIEW DR STE 110	STANDARD STREET INC	% SILVERTON INC	CODY, WY 82414-0000
1044311	3587 DESATOYA DR	FRED ELBIN	P O BOX 443	CARSON CITY, NV 89702-0000
1044516	3387 DESATOYA DR	WEMHEUER, KATHLEEN	2883 MAYFLOWER WY	CARSON CITY, NV 89706-0000
1044168	E.5TH ST	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY #9	CARSON CITY, NV 89701-0000
1044310	3561 DESATOYA DR	MONTES, SANTOS & GRACIELA R	3561 DESATOYA DR	CARSON CITY, NV 89701-0000
1044111	3171 DESATOYA DR	ZELEDON, CARLOS J	3171 DESATOYA DR	CARSON CITY, NV 89701-0000
1043509	3339 DESATOYA DR	CACHO, JOSE LUIS & CACHO, M A	3339 DESATOYA DR	CARSON CITY, NV 89701-0000
1044167	E.5TH ST	ARRAIZ FAMILY 1993 TR 10/18/93	% JUAN P & DOROTHY LARRAIZ,TT	CARSON CITY, NV 89701-5306
1038139	3760 FAIRVIEW DR	THE EVANS BROADCASTING COMP INC	1960 IDAHO ST	CARSON CITY, NV 89701-0000
1043604	BUTTI WY	ARRAIZ FAMILY 1993 TR 10/18/93	% JUAN P & DOROTHY LARRAIZ,TT	CARSON CITY, NV 89701-0000
1038502	BUTTI WY	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY #9	CARSON CITY, NV 89701-0000
1038107	E.5TH ST	STATE OF NEVADA	101 N CARSON ST	CARSON CITY, NV 89701-0000
1003208	3765 FAIRVIEW DR	STATE OF NEVADA	101 N CARSON ST	CARSON CITY, NV 89701-0000
1003605	BUTTI WY	PROPERTY MANAGEMENT,CARSON CITY	3303 BUTTI WY	CARSON CITY, NV 89701-0000

Portion of Unified Pathways Master Plan





**CARSON CITY ANIMAL SERVICES**  
Carson City, NV

BDA ARCHITECTURE  
901 Lambertson Place NE Albuquerque, NM 87107





**General Description**

Slim, low profile design minimizes wind load requirements. Fixture sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heatsinks. Adjustable mounting arm is rugged die cast aluminum and mounts to 2" tenon. Includes leaf/debris guard. Five year limited warranty on fixture.

**Electrical**

Modular design accommodates varied lighting output from high power, white, 6000K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz option is available. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 9kV surge suppression protection standard. Integral weather-tight electrical box with terminal strip for easy power hook-up. Surge protection tested in accordance with IEEE C62.41.2 and ANSI standard 62.41.2.

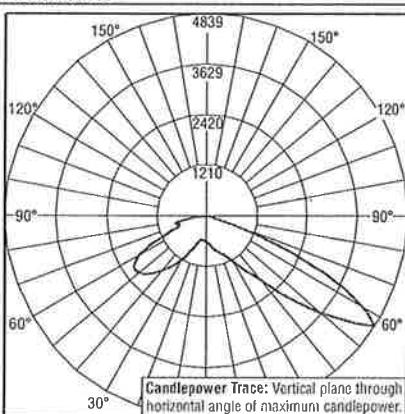
**Testing & Compliance**

UL listed in the U.S. and Canada for wet locations and enclosure classified IP66 per IEC 529 when ordered without P or R options. Consult factory for CE Certified products. RoHS compliant. International Dark-Sky Association approved.

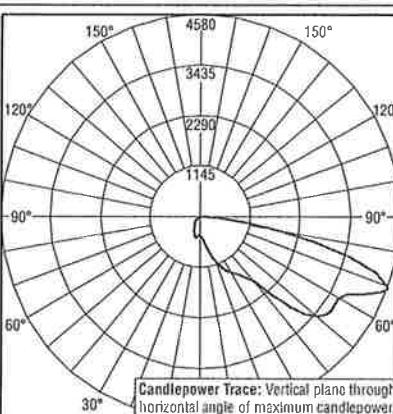
**Field-Installed Accessories**

Bird Spikes

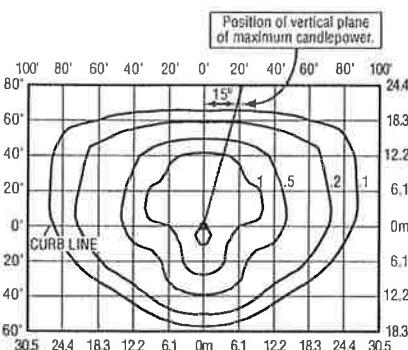
□ XA-BRDSKP

**Photometrics**

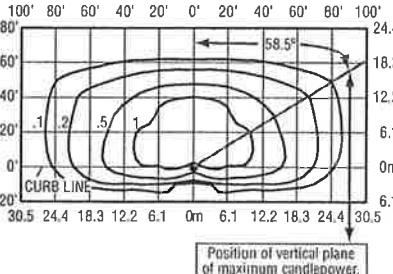
Independent Testing Laboratories certified test, Report No. ITL63574. Candlepower trace of 6000K, 120 LED Type III Medium area luminaire with 9,914 initial delivered lumens operating at 350mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.



Independent Testing Laboratories certified test, Report No. ITL64565. Candlepower trace of 6000K, 120 LED Type III Medium area luminaire with backlight control and 7,023 initial delivered lumens operating at 350mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.



Isofootcandle plot of 6000K, 120 LED Type III Medium area luminaire at 25° A.F.G. Luminaire with 9,893 initial delivered lumens operating at 350mA. Initial FC at grade.



Isofootcandle plot of 6000K, 120 LED Type III Medium area luminaire with backlight control at 25° A.F.G. Luminaire with 7,419 initial delivered lumens operating at 350mA. Initial FC at grade.

**Finish**

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

**Patents**

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit [www.uspto.gov](http://www.uspto.gov).

**THE EDGE® EPA & Weight Calculations**

# of LEDs	Approximate Weight 120-277V <sup>1</sup>	2@ 90°			
		Single	180°	90°	90°
<b>Adjustable Fitter Mount 0°</b>					
20	21.0 lbs.	0.66	1.31	0.98	1.64
40	23.8 lbs.	0.66	1.31	0.98	1.64
60	27.1 lbs.	0.66	1.31	1.02	1.68
80	28.2 lbs.	0.66	1.31	1.07	1.72
100	35.4 lbs.	0.66	1.31	1.11	1.76
120	33.5 lbs.	0.66	1.31	1.15	1.80
140	36.9 lbs.	0.66	1.31	1.19	1.84
160	41.4 lbs.	0.66	1.31	1.23	1.89
180	42.2 lbs.	0.66	1.31	1.27	1.93
200	43.3 lbs.	0.66	1.31	1.31	1.97
220	47.0 lbs.	0.70	1.39	n/a <sup>2</sup>	n/a <sup>2</sup>
240	47.8 lbs.	0.74	1.48	n/a <sup>2</sup>	n/a <sup>2</sup>

1. Add 5 lbs. for transformer in 347-480V fixtures when 525mA drive current or multi-level options are selected

2. For applications requiring 220 or more LEDs at 90 degrees refer to the [DL mount](#) version of our spec sheet.



© 2010 BetaLED®, a division of Ruud Lighting • 1200 92nd Street • Sturtevant, WI 53177 • 800-236-6800 • [www.BetaLED.com](http://www.BetaLED.com)



Made in the U.S.A. of U.S. and imported parts.  
Meets Buy American requirements within the [ARRA](#).

NOTE: All data subject to change without notice.

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

**Chapter 3:**

*-Meet the provisions of the Growth Management Ordinance:* The Public Works Communication Project is a public project and Municipal Code 18.12 shall not apply as it is for residential real property.

*Goal 1.1  
1.1e*  
*-Use sustainable building materials and construction techniques to promote water and energy conservation:* Yes, the building will be built using sustainable building materials and techniques but we will not be going through any certification process such as LEED. We are exploring a green roof system on the flat roofs.

*-Located in a priority infill development area:* No.

*Goal 1.4  
1.4a*  
*-Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands:* Yes, The project will provided on-street bike lanes along the frontage with the construction of the project.

*-Protect existing site features, as appropriate, including mature trees or other character-defining features:* N/A, the construction of the project will be located in a paved area of the corporate yard and there are no trees or other character-defining features.

*-At adjacent county boundaries or adjacent to public lands, coordinate with the applicable agency with regards to compatibility, access and amenities:* Project is not located near county boundaries and does border public properties which are zoned public and agricultural.

*-In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria:* The project is not in a mixed use area.

*-Meet adopted standards for transitions between non-residential and residential zoning districts:* N/A

*-Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms:* Yes, the project is within the city's corporation yard which is setback from the adjacent creek.

*-Sited outside the primary floodplain and away from geological hazard areas or follows the required setbacks or other mitigation measures:* Yes, the building is outside of the primary floodplain and away from geological hazard areas.

*-Provide for levels of service consistent with the Land Use designation and adequate for the proposed development?* Yes, the project will be constructed on Carson City property and will be used to support Public Safety. The project will minimally affect the water, sewer, road improvements, sidewalks, etc. while remaining within the existing infrastructures capacities.

-If located within an identified Specific Plan Area, meet the applicable policies of that SPA: The project is not located within a specific plan area.

#### **Chapter 4:**

-Provide park facilities commensurate with the demand created and consistent with the City's adopted standards: N/A, there will be no demand created due to the construction of the project.

-Consistent with the Open Space Master Plan and Carson River Master Plan: N/A

#### **Chapter 5:**

-Encourage a citywide housing mix consistent with the labor force and non-labor force populations: N/A

-Encourage the development of regional retail centers: N/A

-Encourage reuse or redevelopment of underused retail spaces: N/A

-Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol: N/A

-Promote revitalization of the Downtown core: N/A

-Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units: N/A

#### **Chapter 6:**

*6 add 1/e*  
-Use durable, long-lasting building materials: Yes, 8"cmu, metal roof, stone veneer, & exposed wood.

-Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features: Yes, see color elevations.

-Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards: Yes

-Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods: Yes, the building will be set back from the street and landscaping provided as screening. The building will be set back approximately 1000 feet from the nearest privately owned residential property.

-If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies: Not located in a Mixed-Use Activity Center Area

-If Located Downtown...: Not located downtown

-Incorporate a mix of housing models and densities appropriate for the project location and size: N/A

**Chapter 7:**

-Promote transit-supportive development patterns along major travel corridors to facilitate future transit: N/A

*Goal 1.42*  
-Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan: The project will improve the existing roadway frontage to the existing sidewalk and remain consistent with the Transportation Master Plan.

-Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan: The project includes the construction of new sidewalk and a bike lane along the east side of Airport Rd and will not hinder access to surrounding lands, parks or public lands.

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

**A. No**

North: Carson City Vehicle Maintenance and Carson City Parks offices, both owned by the city of Carson.

East: Carson City Parks offices and undeveloped land owned by Carson City.

South: Waste Water Treatment Plant property.

West: Undeveloped land owned by Carson City and privately owned lands zoned for agriculture and public use which are bordered by a freeway.

**B.** The project is similar to the existing development around the site. Carson City's corporate yard and wastewater treatment plant surround the proposed project. The proposed building will not stand out in height or character compared to Carson City's facilities that consist of offices, equipment sheds, storage sheds, and waste water treatment plant buildings. The new facility will support Public Safety.

The project consists of constructing an animal shelter/ adoption center (Animal Services Facility) and the supporting parking and landscape areas. The contractor will be required to use water or some other type of dust control wherever they are working and causing a disturbance throughout the duration of the project. The contractor will be responsible for keeping the roadway clear of any dirt or construction debris throughout construction. Once the project is complete, additional vehicular traffic will be very minimal and dust control will not be necessary.

The existing Animal Control facility which is located approximately 3000 feet east from the proposed facility will be relocated further away from local residences. The building will be constructed in a very accessible location of the corporate yard and will be surrounded by buildings and equipment to the north, east, and south. While single family residences are located to the north of the project site, the distance to these residences is approximately 1000'. The building will be an improvement compared to the other nearby City facilities.

**C.** The project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. The project will be constructed 1000' feet from any residence and will not be out of character to the surrounding facilities. The location was selected by the Board in February 2, 2012.

**D.** Once the project is completed there will be no noticeable increase in vehicular traffic in the area. The existing Animal Control Services building is located approximately 3000' feet down the street. The current facility generates about 50 ADT during the week and about 75 ADT on Saturday. The new facility may see slightly higher traffic levels which is far under the capacity of Airport Road. The existing levels of service for the adjacent roads are expected to remain in the acceptable range, LOS A-C.

**E.** Once the project is complete the facility will provide improved Public Safety.

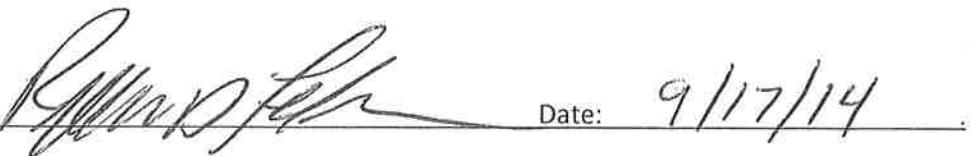
**Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?**

- A. The project will not affect the school district or Sheriff's Office.
- B. The projects impervious areas shall be mitigated in the landscape areas and will not impact the downstream drainage facilities dramatically. The current yard is impervious.
- C. The project is estimated to use 1050 gallons of water per day, including landscape irrigation which will not require any upgrades to the city's water system.
- D. The project estimated to create 550 gallons per day in sewage demand but will not require any upgrades to the city's sewer system.
- E. There will be sidewalks constructed along the frontage of the project that will tie into existing sidewalk to the north.
- F. The source of the information provided to support the conclusions and statements made in this packet came from Carson City Public Works.
- G. Outdoor lighting will be a part of the project. There will be three type 7 street lights installed along the frontage and six L.E.D. type lights in the parking area. The lights in the parking area will be BetaLED Brand Edge Model (type III medium-9,893 lumens) lights or equal mounted at 20' high. See site plan and attached cut sheets.
- H. There will be landscaping included as a part of the project. The building will be set back from the street and there will be multiple large trees and shrubs to screen the building. See the attached landscape plan.
- I. There will be on-site parking areas associated with the project. No off-site parking shall be required. See the attached site plan.

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:

9/17/14

**PUBLIC WORKS  
DEPARTMENT**

**ADMINISTRATION**  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

**FLEET SERVICES**  
3303 Butti Way, Building 2  
Carson City, NV 89701-3498  
Ph: 775-887-2356  
Fx: 775-887-2258

**OPERATIONS**  
(Water, Sewer, Wastewater,  
Streets, Landfill, Environmental)  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

**ENGINEERING/  
TRANSPORTATION/  
CAPITAL PROJECTS**  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

**BUILDING and SAFETY  
PERMIT CENTER**  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2310  
Fx: 775-887-2202

**PLANNING**  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2180  
Fx: 775-887-2278

**HEARING IMPAIRED**  
Dial 711

**CARSON CITY NEVADA**  
Consolidated Municipality and State Capital



**Memo**

To: Planning Department  
From: Robert D. Fellows, P.E. *RF*  
Subject: Project Impacts for Animal Services Facility - SUP  
549 Airport Road  
Date: September 17, 2014

The following statements related to the impacts of the proposed Animal Services Facility of City facilities.

Traffic: 60 ADT weekday trips, 85 ADT weekend trips, 10 trips peak around noon. Based on the existing facility, traffic impacts for the new facility would be slightly higher. The current traffic average volume on Airport Road is 2570 vehicles therefore the impact to the roadway would be about 3% or little impact. Over the last few years the traffic volume has been decreasing.

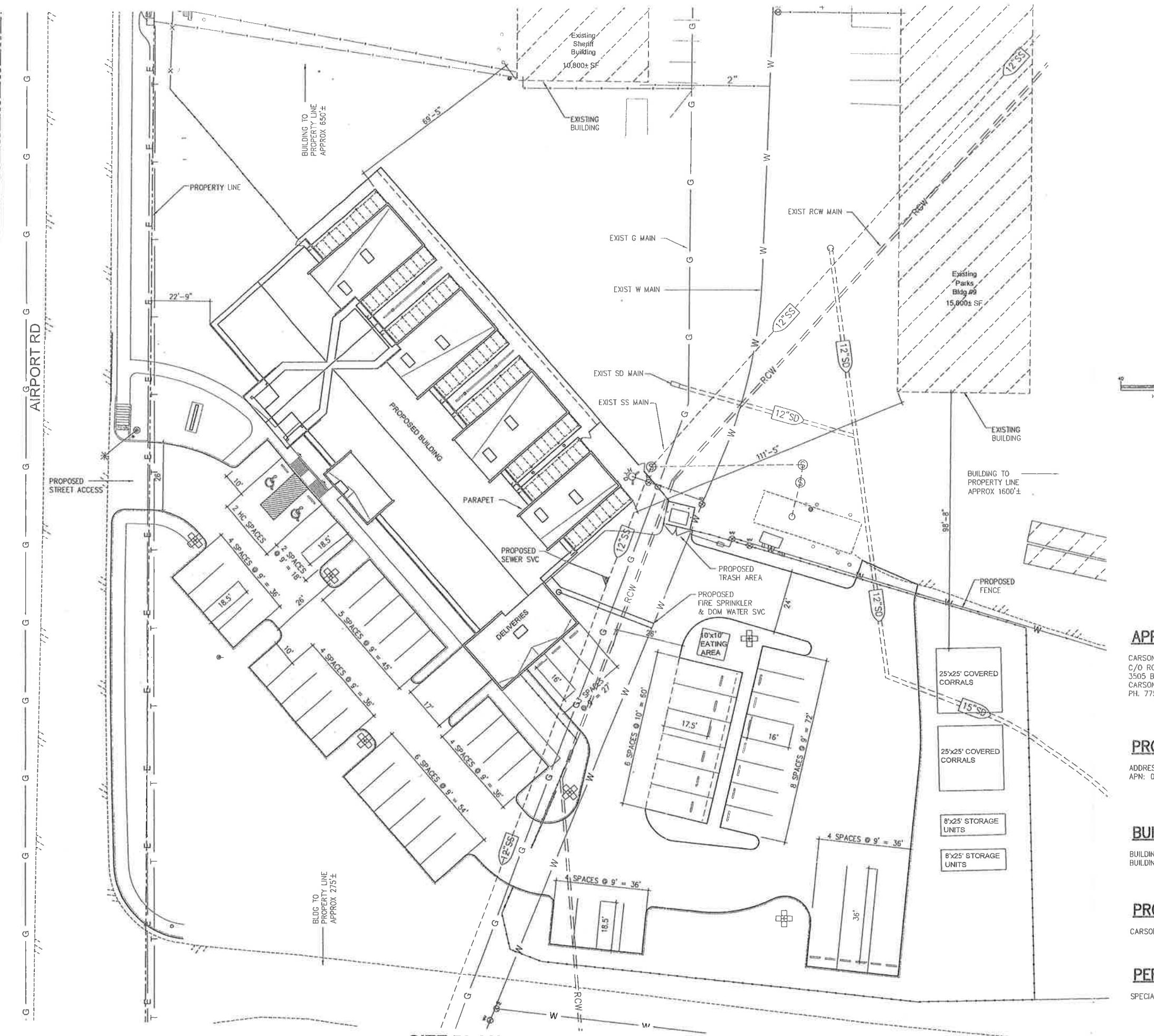
Water: 1050 gallons per day would be accommodated from the 6" water main within the Corporation Yard

Sewer: 550 gallons per day would not impact the 12" sewer main.

Drainage: The current condition of the area proposed for the facility is impervious. Therefore there is no additional impervious that would trigger a drainage study. Site drainage would be routed to the existing Corporate Yard drainage facilities.



APN: 010-036-04



**A1 SITE PLA  
1" = 40'-0"**

APPLICANT/OWNER:

ARSON CITY PUBLIC WORKS  
PO ROBB FELLOWS  
105 BUTTI WY  
ARSON CITY, NV 89701  
4775-283-7370

**PROPERTY INFORMATION:**

ADDRESS: 549 AIRPORT RD  
PN: 010-031-04

## BUILDING INFORMATION:

BUILDING AREA: 10,955 SF  
BUILDING USE: VETERINARY HOSPITAL

**PROJECT TITLE:**

~~CONFIDENTIAL - SECURITY INFORMATION - DRAFTED BY BURBANK~~

**PERMIT REQUEST:**

SPECIAL USE PERMIT

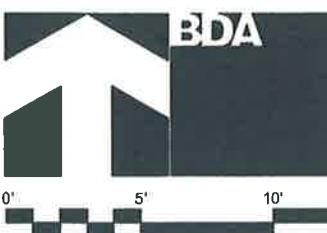
CARSON CITY  
PUBLIC WORKS DEPARTMENT

3505 BUTTI WAY CARSON CITY, NEVADA 8970  
PH: 887-2355 FAX: 887-2112

3505 PH:

CARSON CITY  
ANIMAL SERVICES  
549 AIRPORT RD  
SPECIAL USE PERMIT  
SITE PLAN

SHE



## CARSON CITY ANIMAL SERVICES

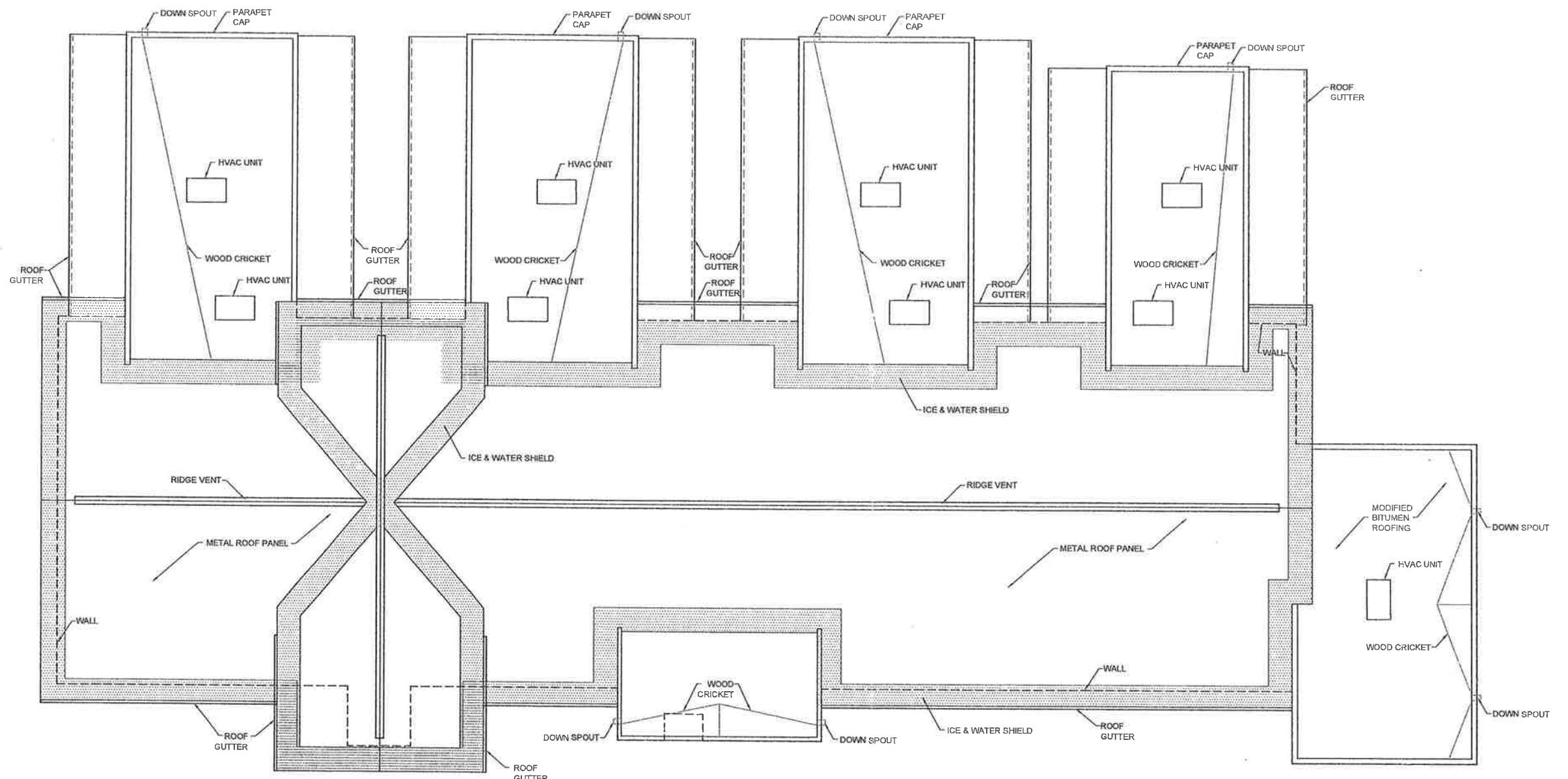
Carson City, NV

07.17.12

BUILDING = 10,326 S.F. INTAKE GARAGE = 1,120 S.F.

BDA ARCHITECTURE, P.C. 901 LAMBERTON PLACE, NE ALBUQUERQUE, NM 87107

0' 5' 10' 20'



**A1** ROOF PLAN  
NOT TO SCALE



CARSON CITY  
ANIMAL CONTROL  
549 AIRPORT RD  
SPECIAL USE PERMIT  
ROOF PLAN

CARSON CITY  
PUBLIC WORKS DEPARTMENT

3505 BUTTI WAY CARSON CITY, NEVADA 89701  
PH: 887-2355 FAX: 887-2112

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DIVG NO.: \_\_\_\_\_  
SCALE (HORZ): \_\_\_\_\_  
SCALE (VERT): \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET  
**R1**

DRAWING NUMBER

DRAWING NUMBER

DEANNA NELSON

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**ENGINEERING • PLANNING • RESOURCE MANAGEMENT**

**RESOURCE CONCEPTS, INC.**

**340 N. MINNEOTA STREET • CARSON CITY, NEVADA 89703-4162 • OFFICE 775-883-1400 • FAX 775-883-1400 • WEB SITE WWW.RCNY.COM**

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED OWNER OF THE AFFECTIONED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

- I HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
- I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
- I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;
- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;

*Ray Masayko, Mayor* *May 23, 2002*  
RAY MASAYKO, MAYOR DATE

**STATE OF NEVADA**  
**CARSON CITY** } S.S.  
ON THIS 23 DAY OF May, IN THE YEAR 2002 BEFORE ME Shannon Evans  
NOTARY PUBLIC, PERSONALLY APPEARED RAY MASAYKO, PERSONALLY  
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THAT HE  
EXECUTED IT.  
WITNESS MY HAND AND OFFICIAL SEAL.

*Shannon Evans*  
NOTARY PUBLIC

**SHANNON EVANS**  
NOTARY PUBLIC  
CARSON CITY, NEVADA  
EXPIRES 2/2007

**SURVEYOR'S CERTIFICATE**

I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT:

- I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT;
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340; AND
- THIS MAP IS NOT IN CONFLICT WITH: THE PROVISION OF NRS 278.010 TO 278.630, INCLUSIVE; PROVISIONS OF NRS 625; AND ALL LOCAL ORDINANCES.
- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF CARSON CITY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 15 & 16, T.15 N., R.20 E., M.D.M. AND THE SURVEY WAS COMPLETED ON MARCH 13, 2002.

**DARRYL M. HARRIS**  
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA  
No. 6497  
DARRYL M. HARRIS, PROFESSIONAL LAND SURVEYOR NO. 6497  
5-17-02

**TREASURER CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES ARE NOT DELINQUENT  
ON LAND PORTRAYED BY THIS RECORD OF SURVEY MAP.  
APN 10-541-00 & 10-037-01

*D. P. Freeman* *Sp. Asst. City Atty.* *5/30/02*  
TREASURER DATE

**CLERK-RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 30th DAY OF May, 2002, AT 3:53 PM,  
IN BOOK 9, PAGE 250 OF THE OFFICIAL RECORDS OF CARSON CITY,  
NEVADA AT THE REQUEST OF CARSON CITY.  
RECORDING FEE: NIC FILE NO.: 278817

*Alan Stevens*  
CLERK-RECORDER BY: *Attn: Houston*

**LINE TABLE**

	BEARING	DISTANCE
L1	S 48°44'33" W	52.12
L2	S 01°04'48" W	166.93
L3	S 69°31'56" W	27.09
L4	N 79°32'30" E	64.83
L5	S 88°51'41" E	147.16
L6	S 00°36'28" W	128.17
L7	S 67°50'37" E	156.06
L8	S 26°53'52" E	26.21

**CURVE TABLE**

LENGTH	DELTA	RADIUS	TANGENT
C1	132.91	1338.51	558.00
C2	176.24	0918.45	1084.34
C3	198.18	1026.18	1084.34
C4	475.18	6348.41	426.66
C5	85.15	1005.18	370.00
C6	183.56	1827.04	570.00
C7	100.08	1328.24	426.66

**NOTES:**

- THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH EXISTING ZONING REQUIREMENTS.
- THERE ARE NO EASEMENTS (KNOWN TO EXIST) AFFECTED BY THIS LOT LINE ADJUSTMENT.
- THE SOUTHERLY PORTION OF APN 10-036-03 AS SHOWN HEREON, WAS NOT SURVEYED, AND IS SHOWN FOR GRAPHIC PURPOSES ONLY.

**BASIS OF BEARING**

NORTH LINE OF THE S 1/2 NW 1/4 SECTION 15 T. 15N. R. 20E.  
AS SHOWN ON PARCEL MAP FOR STANTON PARK DEVELOPMENT, INC.  
DOCUMENT NO. B6391 (PM1665) (S. 88°55'14" E)

**LEGEND**

- FOUND POINT AS NOTED
- SET 5/8" REBAR W/CAP PLS 6497
- FOUND SECTION CORNER
- MEASURED
- RECORD PER DOC B6391
- RECORD PER DOC 197971

**RECORD OF SURVEY**  
SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR  
*Carson City*  
LOCATED WITHIN THE NW 1/4 OF SECTION 15, & NE 1/4 OF SECTION 16, T. 15 N., R. 20 E., M.D.M.  
CARSON CITY, NEVADA

**PREVIOUS**

**JOB NO.** 01-199-01  
**DATE** 05/16/02  
**DRAWN** RES  
**CHECKED** DMH/ALB  
**SHEET 1 OF 1**

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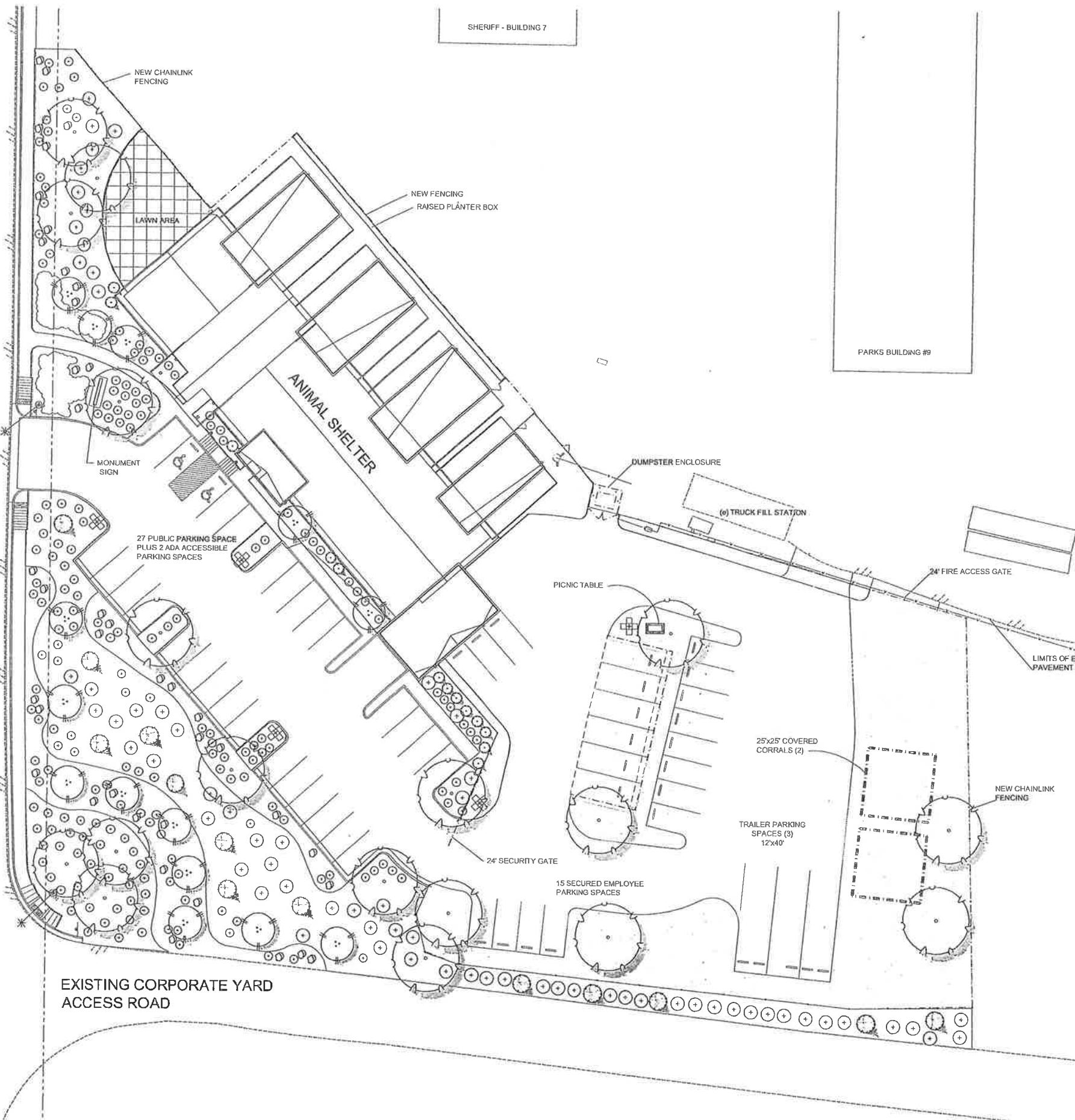
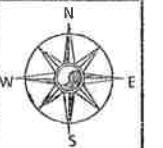
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## PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 20'

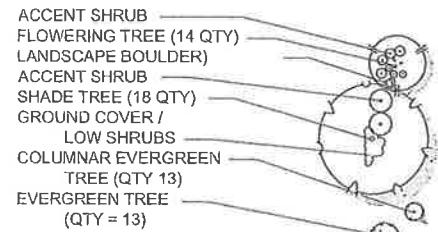
## SITE DATA / LEGEND



84,610 S.F. SITE AREA  
16,922 S.F. SITE LANDSCAPE AREA REQUIRED, 20% PROVIDED LANDSCAPE AREA  
18,121 S.F.

42 TREES TREES REQUIRED, 1 PER 400 S.F. OF THE REQUIRED LANDSCAPE AREA (16,922SF)  
5 TREES 1 PER 10 STALLS (44 / 10)  
11 TREES RIGHT-OF-WAY TREES AT 1 PER 30 L.F. (328 L.F. / 30 FT)  
58 TREES TOTAL REQUIRED / PROVIDED

348 SHRUBS REQUIRED SHRUBS 6 PER TREE (6 x 58 = 348 SHRUBS)



ACCENT SHRUB  
FLOWERING TREE (14 QTY)  
LANDSCAPE BOULDER  
ACCENT SHRUB  
SHADE TREE (18 QTY)  
GROUND COVER /  
LOW SHRUBS  
COLUMNAR EVERGREEN  
TREE (QTY 13)  
EVERGREEN TREE  
(QTY = 13)

ROCK MULCH  
DECOMPOSED GRANITE  
LAWN  
3/4 INCH BASE ROCK

## PLANTING LEGEND SUBJECT TO CHANGE BASED ON EX. SOILS

LATIN NAME	COMMON NAME
CARPINUS SP.	EUROPEAN HORNBEAM
FRAXINUS SP.	ASH SPECIES
CATALPA SP.	CATALPA SPECIES
ACER SP.	MAPLE SPECIES
PYRUS SP.	FRUITLESS PEAR SPECIES
MALUS SP.	CRABAPPLE SPECIES
PICEA SP.	SPRUCE SPECIES
THUJA SP.	ARBOVITAE SPECIES
PINUS SP.	PINE SPECIES
PLATANUS SP.	PLANETREE SPECIES
GISTENA PLUM	PRUNUS GISTENA'
BUTTERFLY BUSH/SUMMER LILAC	Buddleia Davidii
DWARF RED-LEAF BARBERRY	B. T. ATROPURPUREA "Nana"
FEATHER REED GRASS	CALMAGROSTIS X ACUTIFLORA
PINUS MUGO VAR MUGO	DWARF MUGO PINE
CORNUS SP.	REDTWIG DOGWOOD
SALIX SP.	WILLOW SPECIES
RHUS SP.	SUMAC SPECIES
ROSA WOODSI	WOOD'S ROSE

## TREES

## SHRUBS

CARSON CITY ANIMAL SHELTER  
549 AIRPORT ROAD, CARSON CITY, NV  
PRELIMINARY LANDSCAPE PLAN

JOB INFORMATION:

DATE: REVISIONS

ISSUE DATE: 06.27.12

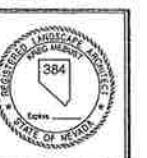
SCALE: 1" = 20' - 0"

DRAWN BY: KREG

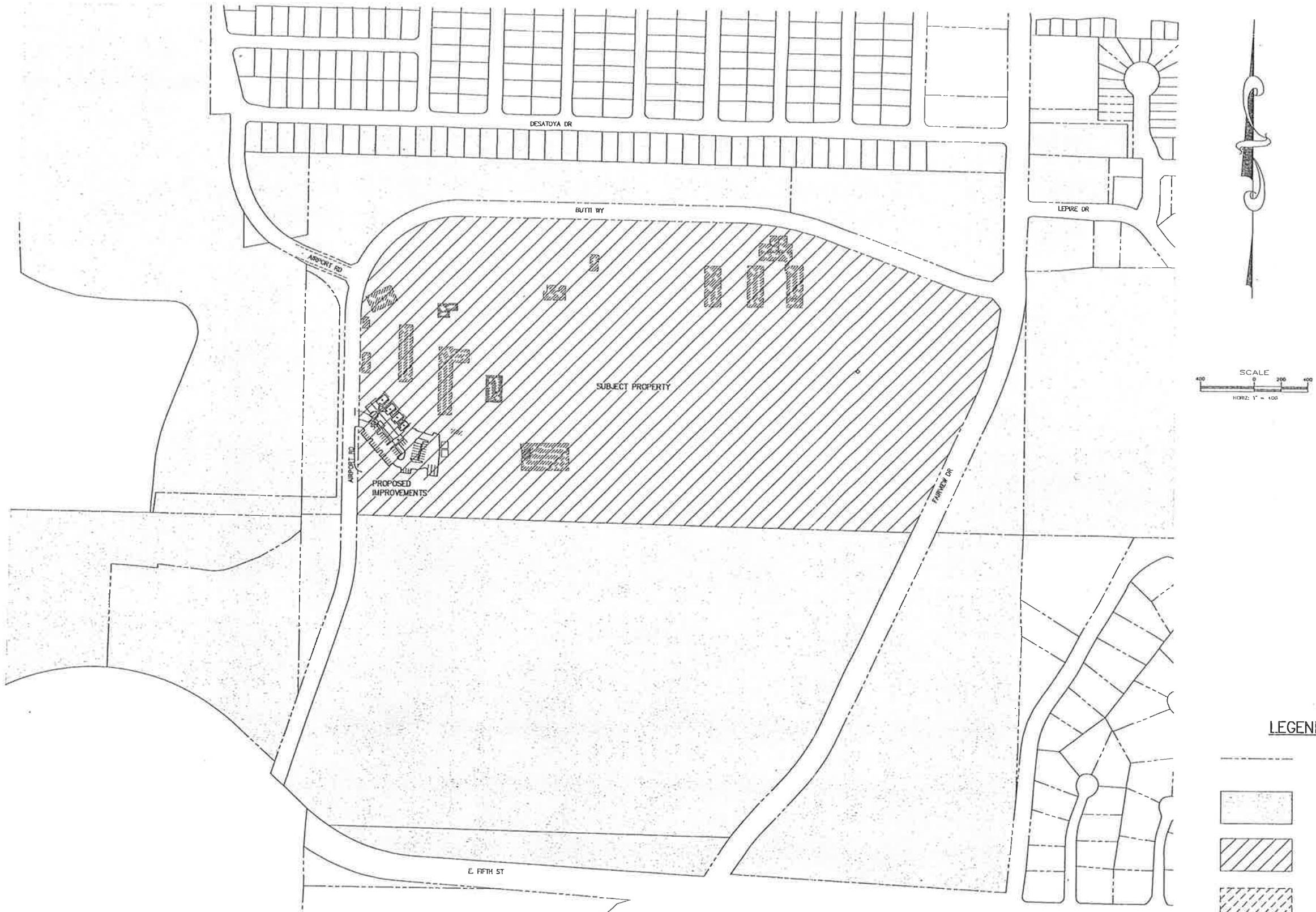
CHECKED BY: KREG

PROJECT NUMBER:  
137-11-D03

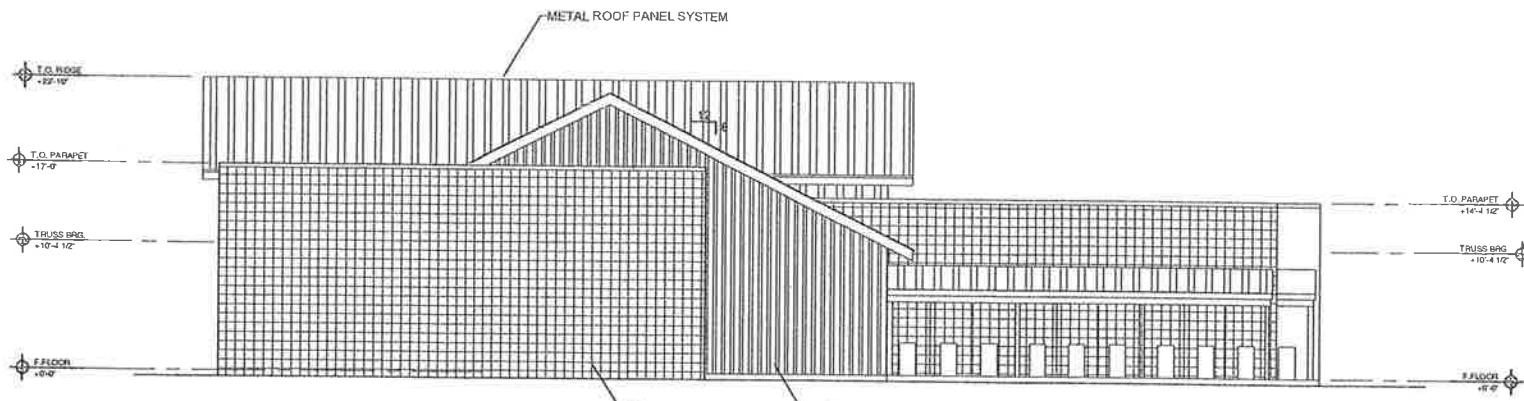
SHEET 1



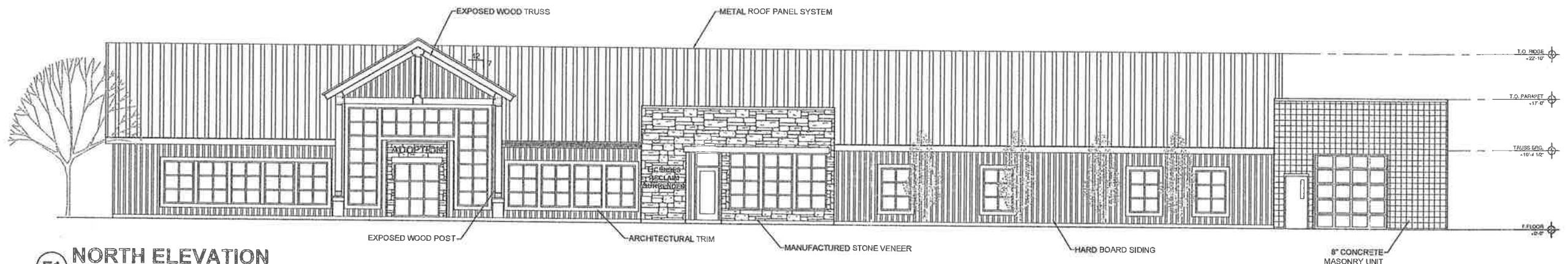
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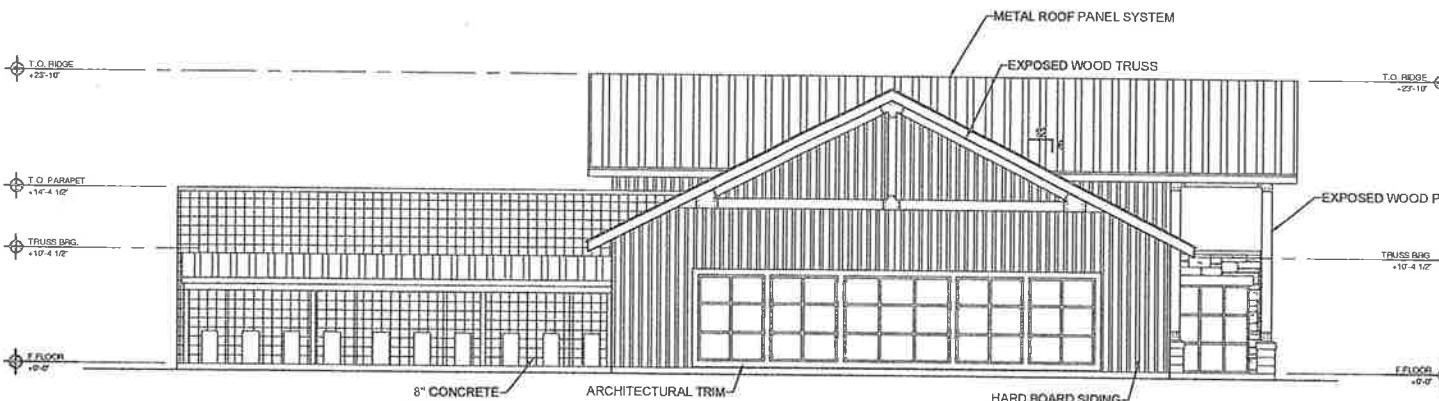
## A1 ADJACENT PROPERTIES



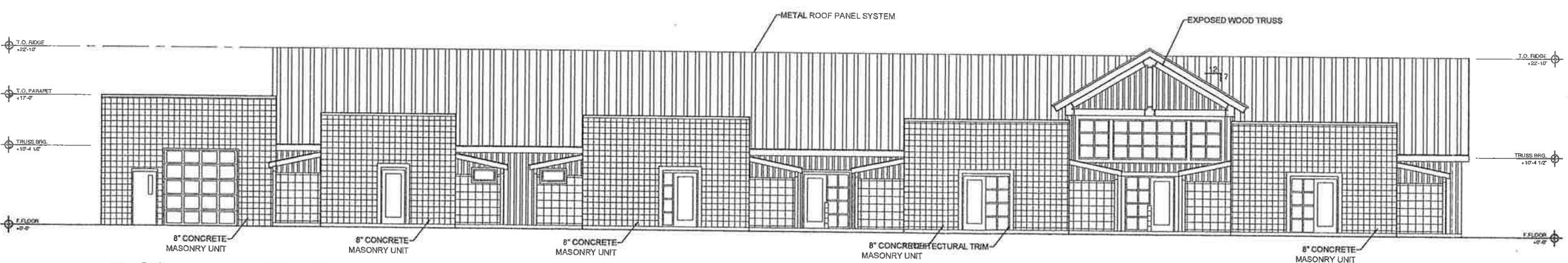
**EAST ELEVATION**  
G1 NOT TO SCALE



**NORTH ELEVATION**  
E1 NOT TO SCALE



**WEST ELEVATION**  
C1 NOT TO SCALE



**SOUTH ELEVATION**  
A1 NOT TO SCALE

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DWG. NO.: \_\_\_\_\_  
SCALE (HORZ): \_\_\_\_\_  
SCALE (VERT): \_\_\_\_\_  
DATE: \_\_\_\_\_

CARSON CITY  
PUBLIC WORKS DEPARTMENT  
3505 BUTTI WAY CARSON CITY, NEVADA 89701  
PH: 887-2355 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY APP'D

CARSON CITY  
ANIMAL SERVICES  
549 AIRPORT RD  
SPECIAL USE PERMIT  
ELEVATIONS

SHEET  
E 1