

# STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2015

FILE NO: SUP-15-080

AGENDA ITEM: F-5

STAFF AUTHOR: Kathe Green, Assistant Planner

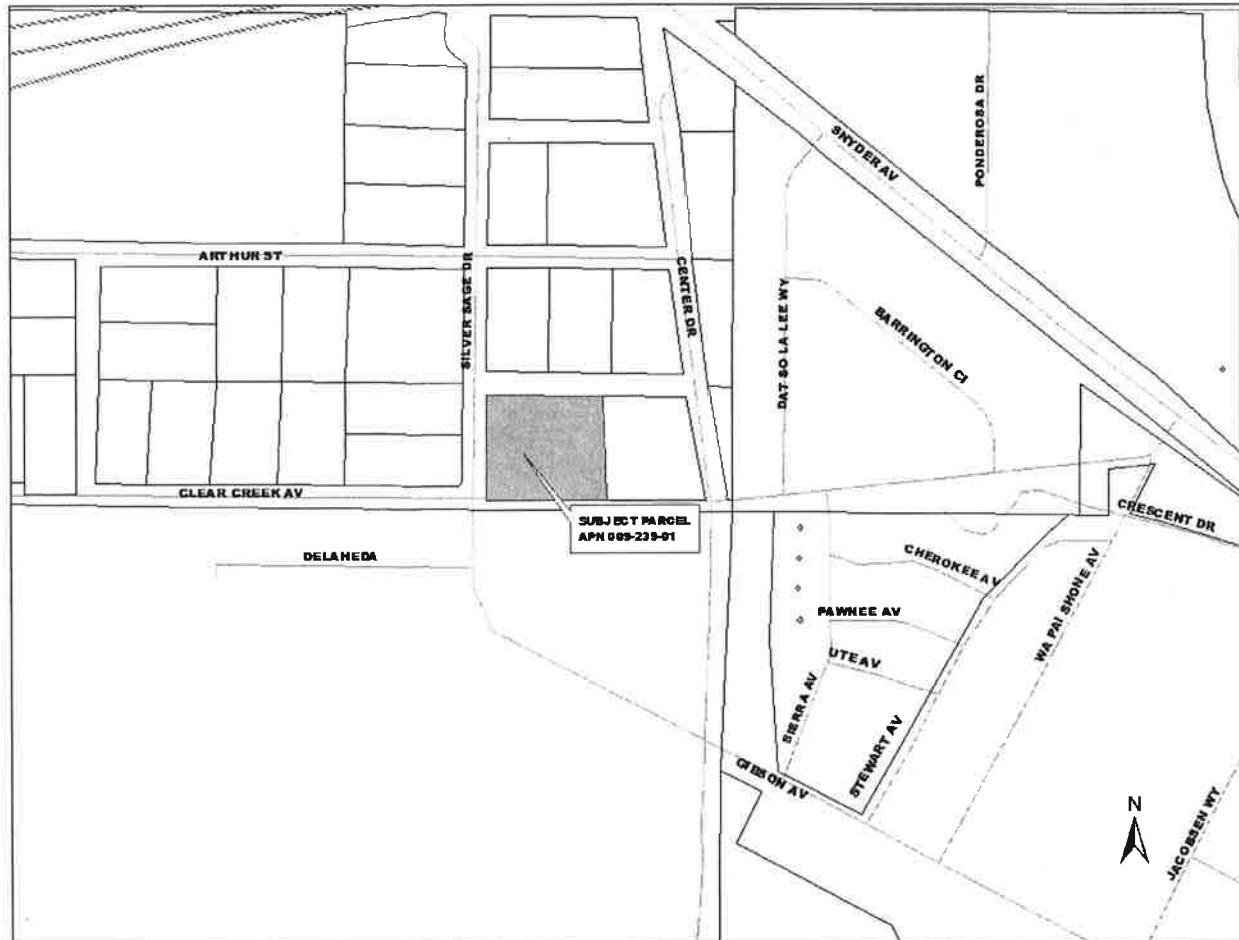
REQUEST: Special Use Permit to allow the construction of a church in the Single Family 1 Acre (SF1A) zoning district.

OWNER/APPLICANT: Jose and Elizabeth Hernandez

AGENT: R. L. Engineering

LOCATION/APN: 420 Clear Creek Avenue/009-239-01

**RECOMMENDED MOTION:** "I move to approve SUP-15-080, a Special Use Permit request from Jose Hernandez, (owner: Jose and Elizabeth Hernandez) to allow the construction of a church in the Single Family 1 Acre zoning district, located at 420 Clear Creek Avenue, APN 009-239-01, based on the findings and subject to the conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

### **The following shall be submitted with 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. If Carson City Public Works Department does not proceed with an abandonment of the right-of-way of Hemlock Street on the northern portion of the proposed project area, the applicant must apply for and have approved an encroachment permit through Carson City Public Works.
8. The applicant must submit landscape plans in compliance with the Carson City Development Standards, Division 3 Landscaping.
9. All repairs and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.02.
10. All repairs, replacement and alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All Contractors are required to carry State and local license.
12. The project must comply with 2012 International Fire Code and Northern Nevada Amendments.

13. The proposed building must meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design. The proposed fabricated metal building must meet the architectural standards outlined in this code. Variations of building details, form, line color and materials must be used to create visual interest and to be compatible with the surrounding residential neighborhood. All building elevations shall receive architectural treatment. Materials, finishes and colors must be selected with architectural harmony and enhancement of the architectural theme as well aesthetic quality, durability and ease of maintenance. The building proposal will be reviewed with the building permit process for compliance with requirements outlined above.
14. Modify the three areas where compact parking spaces are located on the site plan to reduce the number of compact spaces, or relocate them throughout the project, rather than condensed in three strips of parking as shown on the plan. Maintain a minimum of 132 required spaces.

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

15. All nonresidential uses shall provide lighting within the public parking areas and access ways to provide safety and security. 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. All lighting must be directed downward, not outward or upward.
16. The overall height light standards must be reviewed during the building permit process. The overall height of light standards are reduced and limited when near residential zoning, in compliance with Development Standards Division 1.3.3.4.
17. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
18. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth tones. Bold colors shall be avoided except when used as accent or trim. Provide proposed exterior colors during the building permit process. Proposed changes to exterior colors must be reviewed and approved by the Planning Division prior to the change.
19. Construction times are limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday.
20. Dust control measures are required to mitigate dust at all hours within the limits of the construction area.
21. No approval of a school or child care facility is included in this review for a church use. An application to amend this Special Use Permit with additional fees and detail describing these uses is required prior to the inception of these additional uses.
22. No commercial kitchen is allowed to connect to an (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.055 Single Family 1 Acre (SF1A), CCMC 18.03 (Definitions)

**MASTER PLAN DESIGNATION:** Medium Density Residential (MDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Will the proposed construction of a church be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

WEST: Single Family 1 Acre (SF1A)/Residential

EAST: Single Family 1 Acre (SF1A)/Church

NORTH: Single Family 1 Acre (SF1A)/Residential

SOUTH: Public Regional/Indian Colony, Indian Services Community Buildings

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Moderate
3. SLOPE/DRAINAGE: Site is primarily flat
4. SOILS: 61 Surprise gravelly sandy loam, 0 to 2 percent slopes

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 1.85 acres
2. STRUCTURE SIZE: Proposed 8,688 square feet
3. STRUCTURE HEIGHT: 18 feet overall
4. PARKING: 136, including 109 standard spaces, 21 compact and 6 handicapped
5. SETBACKS REQUIRED/PROPOSED in feet: Front (west) 30/187, Right Street (north) side 20/55.4, Left Street (south) side 20/94, Rear (east) 30/31
6. VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- MPR-13-036 Church, proposed at 13,000 square feet
- SUP-11-115 Church- application withdrawn

**DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055.3 Single Family 1 Acre Conditional Uses, a church requires a Special Use Permit.

The applicant is proposing a new church building of 8,688 square feet with site improvements to include landscaping and parking. The church is proposed on a currently vacant and unimproved lot. The proposed building as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required exterior architectural appearance and features. The exterior elevations shown on page A2 of the submission does not have any embellishments to the appearance of the metal building beyond a minor area of wainscoting along the bottom of the west and south elevations. This is inadequate to modify the appearance of the proposed building to meet the minimum standards outlined in Division 1. The exterior appearance will need modification and additions to provide required improvements during the Building Permit review process to meet these guidelines, with the intent to be more compatible with the surrounding neighborhood. All other businesses and churches need to meet a minimum appearance standard as described in Development Standards. The proposed use of the location

as a church is under review during the Special Use Permit process as well as the proposed appearance of the building. As noted the site is presently unimproved and is in a rural location.

It is noted Carson City is presently improving the adjacent Clear Creek Avenue roadway, adding curb, gutter and sewer lines in the vicinity of the roadway area to the south of the building. Sidewalks are also proposed from Horatio to Center Streets, but only on the south side of the street. Extension of the freeway is also presently under construction two blocks north of this location. This is a rural location where curb, gutter and sidewalks are not usually evident. The applicant will utilize access the Carson City sewer system at this location, as commercial uses are not allowed under present guidelines to utilize a septic system. There is presently public water service available.

The applicant has provided a parking analysis showing that the number of required parking spaces for this site is 132 spaces, with 136 spaces provided, including 21 compact spaces and 6 handicapped spaces. It is noted 15% of required spaces are allowed as compact, therefore, only 20 spaces are allowed as compact. However, compact parking spaces in large numbers are not functional and create an area where no spaces are actually usable. A single compact space, placed where a standard width space cannot be accommodated is the exception, not the rule. It is recommended that the parking area be reworked, with the goal to remove as many compact spaces as possible. The three long strings of compact spaces shown on the plan should be modified to decrease the number of compact spaces in these areas and add standard parking spaces. The goal would be to have a minor number of compact spaces, while still maintaining the number required. It appears that modifying these three areas of compact spaces to one or two in each of these areas will still allow the site to have the required 132 spaces rather than the 136 shown on the plan. A recommended condition of approval is included to address this concern.

There is an unimproved roadway area north of the proposed site, shown as Hemlock Street which is 60 feet wide. Carson City Public Works has proposed proceeding with an abandonment of this area of right-of-way. Historically, a right-of-way is abandoned equally to the adjacent property owners. In this case, the property owners to the north and south would each receive a 30 foot wide strip. The applicant would benefit from this process by receiving an area 30 feet wide by 300 feet long, or 9,000 square feet. The applicant shows this area being developed and used as parking and landscaping by the church on the submitted plan. If Carson City Public Works does not proceed with the abandonment of this area, the applicant would be required to either proceed independently with submission of a request to apply for the abandonment, or apply for and have approved, an encroachment permit in order to develop and utilize the northern area as shown on submitted plans.

It is also noted there are several other churches in the close vicinity, including one next door to the east, another 1,250 feet farther east and a third approximately 1,350 feet to the west (this one may not be active at this time), with one within the Indian Colony to the south, all along Clear Creek Avenue. While there are restrictions in the Carson City Municipal Code related to placement of some businesses in relation to the distance to other similar uses, churches are not regulated with regard to the number of churches in one area, their proximity to each other, composition of the congregation, tenants of the church or other concerns related to the proposed church use. Therefore, no review of the number of churches in this area or type of church proposed is included in this review other than in relation to appropriate public concerns, such as the appearance of the proposed building, increased traffic, parking, lighting and concerns related to businesses development. A church must apply for and receive approval of a Special Use Permit in the residential zoning districts prior to the implementation of the use, but the doctrines,

meeting times (other than as related to traffic), theology and language of the church is not reviewed as a part of this process.

Traffic along Clear Creek Avenue would be impacted by having churches in close vicinity to one another, and traffic would typically increase on weekend days, as well as some other week nights, but increased traffic would usually be offset by being on a day or at a time when other traffic utilizing the roadway is reduced.

The surrounding neighborhood is zoned Single Family 1 Acre, Public and Public Regional. The properties which have been developed with homes on the west, north and east, are on large lots, with minimal improvements noted near the streets, as there are currently no City sponsored street improvements. The area to the south is the Indian Colony, where development is not regulated by Carson City. The proposed and actual construction of the freeway to the north has impacted this area, with heavy construction and noise expected to continue for at least the next year. In addition, Carson City is improving this length of Clear Creek Avenue, with the current addition of curb, gutter and sewer in this area.

Properties to the south and generally to the east (beyond the church), are zoned Public and Public Regional and are owned by the Bureau of Indian Affairs (BIA) and the State of Nevada. The BIA ownership reflects Indian Reservation lands. These areas have been developed with community use buildings and residences on lots that are generally smaller than those in the areas zoned Single Family 1 Acre within Carson City. The area directly to the south of the proposed church location is described by the applicant as a Washoe Tribe preschool/daycare facility.

The applicant references in the submittal this proposal is for a church/school (page 6 of 10), but no reference is included regarding any school details. If a school or child care facility is proposed in the future, an amendment of this Special Use Permit with an additional fee will be required prior to the inception of the use.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Special Use Permit application. Therefore, it is recommended that the Planning Commission approve SUP-15-080 based on the required findings.

**PUBLIC COMMENTS:** Public notices were mailed to 32 adjacent property owners within 1,065 feet of the subject site. At the writing of this report three written objections have been received in opposition to the proposal and are included in the report. One objection letter includes several signatures from surrounding property owners. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2015, 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. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code

or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

3. All Contractors are required to carry State and local license.

**Engineering Division:**

1. Carson City will be applying for abandonment of the easement to the north of 420 Clear Creek Avenue. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.
2. Construction drawings must include:
  - Finish grade and finish floor elevations
  - Slopes required for proper drainage and any swales
  - Proper driveway approach per Carson City standard details
  - Any easements
  - Utility connections

**Fire Department:**

1. Project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
2. Fire sprinklers will be required.
3. A fire alarm will be required.
4. A Knox box will be required.

**Environment Control Authority:**

No commercial kitchen is allowed to connect to an (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

**Health Department:** No concerns

**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.***

**Chapter 3: A Balanced Land Use Pattern**

Goal 1: Advocate land use patterns which create vitality, diversity and compatibility.

Policy 2.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states the site is located near the Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue. The church will be required to be fully landscaped and constructed to suit the style of architecture of surrounding properties. This will help establish consistent land use patterns.

In addition, the applicant states the church will provide a gathering place for residents for religious services as well as for other church related events. This will be compatible with the goal of providing vitality, diversity and compatibility.

The applicant notes the surrounding uses, including two churches, daycare/preschool, sports complex to the east, shopping center to south, which validates the existing mixture of land uses and the proposed use is compatible with the area.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and the Downtown Master Plan.

Policy 2.2: Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The proposed church will provide a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizenship and stewardship. Church activities also include a strong emphasis on youth and community-based programs for all people or groups providing assistance and counseling for families and individuals.

***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 church is proposed on a vacant lot. The proposed building as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required architectural appearance and features. The exterior appearance will need improvement during the Building Permit review process to meet these guidelines. However, the use is the major concern under review during the Special Use Permit process. The proposed exterior appearance of the church is not compatible with the other churches in the area as presented. Modification and improvement to the appearance is required. The use of a church in this rural neighborhood location is not anticipated to be a detriment to the peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood, if the proposed exterior appearance of the building is modified to be more in harmony with the appearance of the other buildings in the area.

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

Additional traffic will be created as a result of the development of the site and addition of another church on Clear Creek Avenue. However, the improvements currently underway on this street will improve the roadway and access. Clear Creek Avenue is defined by Carson City Transportation Division as an urban or rural minor collector, which already has traffic beyond that which would usually be associated with a residential location. The actual number of additional vehicles and pedestrian traffic specific to this addition is likely to be low during times of peak use, with increased use likely to be in the evenings and on the weekends. This road is a thoroughfare for vehicles traveling west and east, using Clear Creek Avenue to Edmonds Drive as a ring road around the eastern/northern portion of Carson City, when the driver is avoiding Carson Street. Traffic in this area is already above that which would be considered normal in a residential location, as residential streets are not usually shown as urban or rural minor collectors.

***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.***

Public services and utilities are in place or are being upgraded at this location by Carson City at the present time, and will be adequate to provide for the proposed church use. Police, fire protection and other public services are available and will not be negatively impacted by the addition of a church in this location.

***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.***

This property is located in the Single Family 1 Acre (SF1A) zoning district. The purpose of this district is to provide for the development of low-density, large lot, single family detached residential units. A church is a conditional use in this zoning district. With the approval of the Special Use Permit with the conditions recommended by staff, the church meets the definition and specific standards set forth.

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

There is no anticipated detrimental effect to the public if the proposed construction of a church in this location is approved. There are several churches along Clear Creek Avenue. A church is a positive addition to a community. The applicant states the Apostolic Church will help people to live positive, productive lives, strengthen family values and help provide our growing community with much needed social services.

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

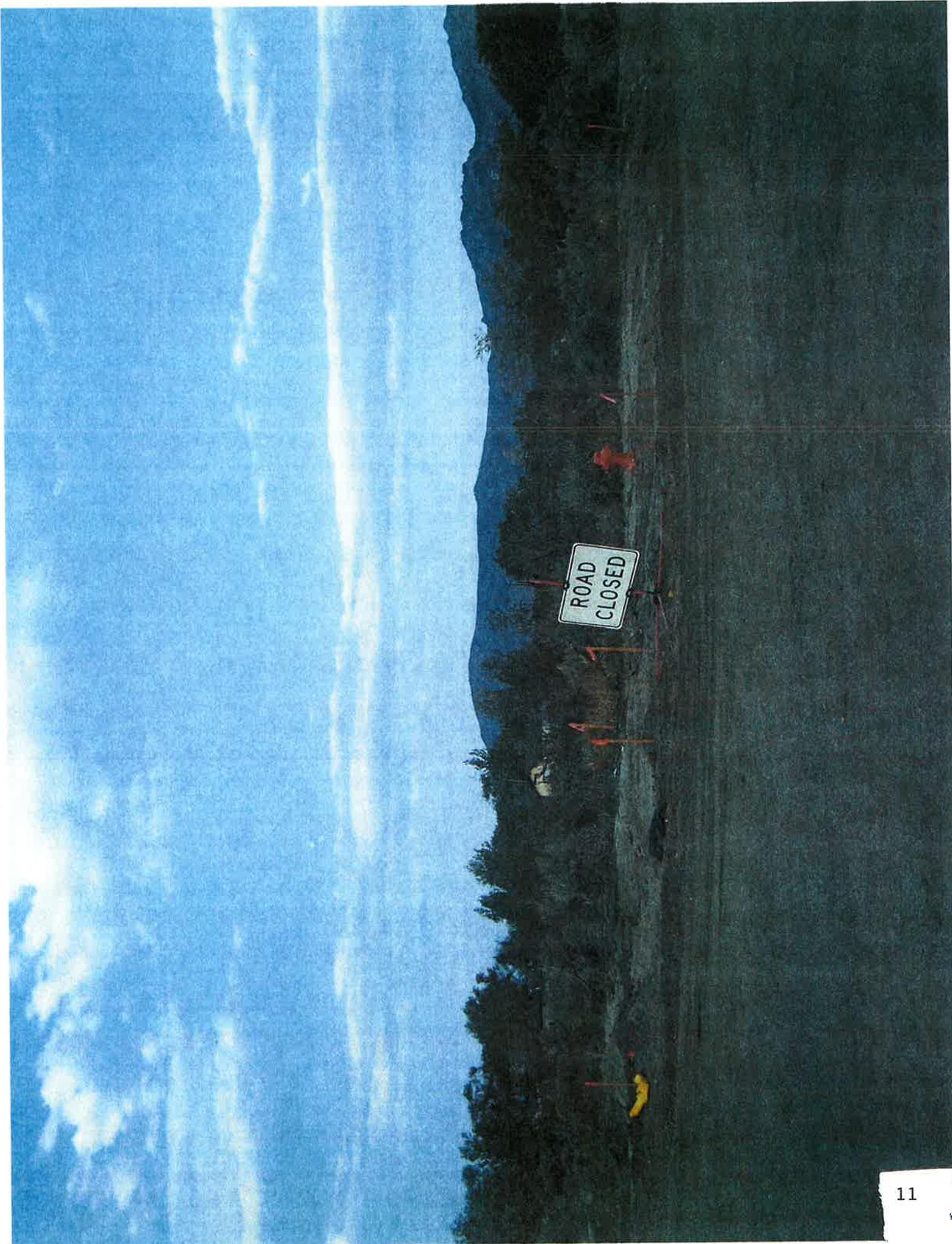
The construction of a church at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. While an additional church could draw from the congregants of nearby churches, it is unusual to have location be the only defining reason for attending a particular denomination of church. This proposal is to add another church on a block which already has one, as well as other churches in the immediate vicinity along this roadway. There is no anticipated detriment to the surrounding property owners in the vicinity, beyond that which is expected based on a higher level of traffic and activity related to a church in a residential zone. A minor increase in vehicular and pedestrian traffic is anticipated, but the area already has a heavier than usual amount of traffic, based on the road being an access to avoid downtown Carson Street by traveling to the east. In addition, this traffic is likely to be on weekends and evenings, rather than the heavily traveled workdays.

The building is proposed as 8,688 square feet, on a lot 1.85 acres in size, with the addition of a parking area and landscaping on site. The construction of a church at this location is not anticipated to materially damage or prejudice other properties in the vicinity.

**Attachments:**

- Site photos
- Building Comment
- Engineering Comment
- Fire Comment
- Environmental Control Comment
- Health Department Comment
- Ministerios Una Puerta al Camino letter
- Milton L. Flaim letter

Petition Letter  
Application (SUP-15-080)







**RECEIVED**

AUG 26 2015

CARSON CITY  
PLANNING DIVISION

August 26, 2015

SUP-15-080:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official

Carson City Community Development

108 E. Proctor Street

Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

**Engineering Division Planning  
Commission Report File  
Number SUP 15-080**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** September 01, 2015 **MEETING DATE:** September 30, 2015

**SUBJECT TITLE:**

Action to consider a special use permit for a Church at 420 Clear Creek Drive, apn 009-239-01.

**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. Carson City will be applying for abandonment of the easement to the north of 420 Clear Creek Drive. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.

**CCMC 18.02.080 (2a) - Adequate Plans**

Drawings are adequate for this SUP. Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Proper driveway approach per Carson City standard details
- Any easements
- Utility connections

**CCMC 18.02.080 (5a) - Master Plan**

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

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

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

**CCMC 18.02.080 (5d) - Public Services**

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

**RECEIVED**

**SEP 01 2015**

**CARSON CITY  
PLANNING DIVISION**

August 31, 2015

SUP 15-080:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. Fire sprinklers will be required.
3. A fire alarm will be required.
4. A knox box will be required.

Dave Ruben

Fire Marshal

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 22 2015

CARSON CITY  
PLANNING DIVISION

September 21, 2015

Re: # SUP 15-080

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 15-080 @ 420 Clear Creek project:

1. No commercial kitchen is allowed to connect to an (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

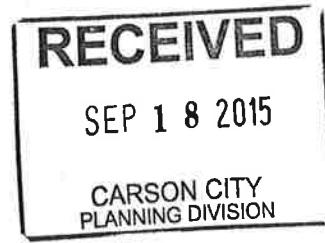
Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

September 18, 2015



SUP-15-080

Carson City Health and Human Services

No concerns

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

[dboothe@carson.org](mailto:dboothe@carson.org)



## Ministerios Una Puerta al Camino

480 Clear Creek Ave.  
Carson City, NV 89701

Office: (775) 883-3770

Fax: (775) 883-3770

E-Mail: Reprosan1@aol.com

**RECEIVED**

SEP 18 2015

CARSON CITY  
PLANNING DIVISION

09/17/15

Re: Special Use Permit

File No. Sup-15-080

To Carson City Planning Commission,

Ministerios Una Puerta al Camino is grateful for the opportunity to voice the concern we have regarding the request to build a church adjacent to our church on 480 Clear Creek Ave.

We believe that making a Spanish speaking church next to each other will create a conflict of interests. The reason it would be a conflict is that the target or focus is to the same people which are the Hispanic community. This could hurt the growth of our church since we offer the same type of service and it would be placing us in a direct sort of competition and could create issues between both organizations. We also have different perspective of what a church is and would like to avoid any conflict between members and/or organizations. For these reasons we believe that it would not be a good idea to put two churches targeted to the same people close together as we think it could create conflict and would like to avoid any misunderstandings between congregations. Since we have been serving this area of the community for a long period of time we would like to be respected for the work we have done and will continue to do.

We would like to thank you before hand for the attention given to this request and if you have any questions please call our board secretary Maria L Garcia at 775-351-8429.

Sincerely,  
Board Members

Victor Romero  
President

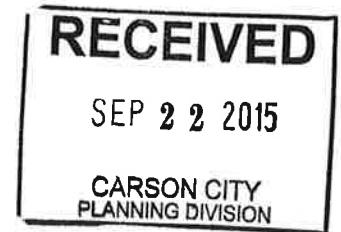
  
Marcelino Garcia  
Treasurer

Emelina Romero  
Director

  
Maria L Garcia  
Secretary

September 21, 2015

Carson City Planning Commission  
108 E. Proctor Street  
Carson City, NV 89701  
Attn: Susan Dorr Pansky, Planning Manager



Re: Special Use Permit – File No. SUP-15-080  
420 Clear Creek Ave. APN 009-239-01

As property owners located at 5320 Center Drive, we DO NOT APPROVE of the proposed new church that the above referenced owners want to construct.

We disagree for the following reasons:

1. This is a residential area. Construction of another church next to the existing church located at 480 Clear Creek Ave. would increase the traffic and noise in our neighborhood.
2. As a resident behind the existing church, we can already smell the exhaust in our home when they start their cars. If you add an additional 300-350 cars that could be considered unhealthy.
3. There is no reason to have 2 churches side by side.
4. We have 5 churches in the area. It is already disruptive having one church in this residential area.

We strongly protest this special use permit. Keep this a residential area where we can enjoy our homes.

Sincerely,

Milton L. Flaim, Trustee  
The Flaim Family Trust  
5320 Center Drive

**Rea Thompson**

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**From:** Karen Flaim <karenflaim@gmail.com>  
**Sent:** Tuesday, September 22, 2015 8:55 AM  
**To:** Planning Department  
**Cc:** Susan Dorr Pansky  
**Subject:** Special Use Permit 420 Clear Creek Ave.  
**Attachments:** Planning Commission Letter.docx

**RECEIVED**

SEP 22 2015

CARSON CITY  
PLANNING DIVISION

I have attached our letter regarding special use permit located at 420 Clear Creek Avenue. The signed original has been mailed.

Thank you,

Karen Flaim for  
Milton Flaim, The Flaim Family Trust  
5320 Center Drive

September 22, 2015

RECEIVED

SEP 22 2015

CARSON CITY  
PLANNING DIVISION

Carson City Planning Commission

Subject: Special Use Permit application File No. SUP-15-080

Jose and Elizabeth Hernandez request to allow a church on property zoned SF1A, located at 420 Clear Creek Avenue, APN 009-239-01

Dear Members of the Commission:

After review of the applicant's submitted application, we neighbors have the following observations and concerns.

The proposed 8,688 square foot steel building shows little to no architectural delineation and will add an industrial appearance to our neighborhood because of that lack of architectural design and because it is made of steel.

The large mass of the asphalt parking lot will create an unwelcome visual impact to our neighborhood. The applicant states they will meet City code for landscaping. That code allows minimal size trees to be placed, which will minimally lessen the visual impact of the asphalt parking lot. We feel large established non deciduous trees should be required around the perimeter and around the building to lessen those negative impacts.

The applicant states they will meet City code for signage and parking lot lighting. Those codes are fine for commercial and industrial sites; however, they would provide negative impacts in a residential neighborhood. At the very least, the applicant should be required to provide lighting which is no higher than required for safety in the parking lot. The neighbors do not wish to see tall standards from their homes. In addition, care should be taken not to provide an oversized, tall sign. A monument sign should be sufficient given that the size of the building would be advertising enough to let the visitor know they have arrived.

The siting of the building against the adjacent church building rather than distributing the parking to the east between the two churches is not beneficial to the residents. If the large landscape area proposed around the church and along the north side of the structure were incorporated along Silver Sage Drive and Clear Creek Avenue, it would help the project 'fit in' to the existing residential neighborhood. And would allow large sized non deciduous trees to be planted that would not take years to produce the desired screening of the site.

The short length of Clear Creek Avenue has a church at the west end, one at the corner of Center and Clear Creek Avenue and one just around the corner on Snyder on property that abuts Clear Creek Avenue. Three churches on this short stretch should be plenty for any residential neighborhood; these three have all been good neighbors, in part evidenced by the design of their buildings and landscaping.

The applicant proposes an encroachment permit with Carson City for the northerly 33 feet unimproved

right-of-way (Hemlock Street). If this 33 feet is required for this project to meet code, then it should be abandoned to the applicant and not remain as City-owned property. As taxpayers, we have no wish to own land that a private enterprise uses for landscape and parking.

On Page 3 of 10, the applicant estimates the church would generate 800 average trips during the week and 320 average daily trips on Sunday, with Sunday's peak-hour volume of 100. The applicant states that since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters.

The residents are at home evenings and weekends enjoying the outdoors and their homes. This amount of additional traffic would add a huge amount of noise and fumes to our area! Even if the streets can handle this traffic, the residents shouldn't have their lives turned upside down like that. This is a rural area and we all moved here to avoid traffic impacts.

In order to receive Special Use Permit approval, the applicant must show that the proposal will further and be in keeping with, and not contrary to, the following goals of the Master Plan Elements.

Goal 1: Advocate land use patterns which create vitality, diversity, and compatibility.

The applicant states that the church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties.

The Washoe Tribe structures across Clear Creek Avenue to the south may be similar in style to this proposal. However, they appear to be set back at least 100 feet from Clear Creek Avenue and have been there a long time. And they are on Washoe Tribe land, not on Single Family One Acre zoned land. The other two existing churches on Clear Creek Avenue have provided structures made of 'stick-built' materials, not steel. The church that is located on the west end of Clear Creek Avenue has provided berthing and landscaping that fits in well with the surrounding area. Both of these churches have shown consideration for their residential neighbors in their project designs and are considered good neighbors.

Unfortunately, the same cannot be said for this application. It appears no consideration was given to the rural residential neighbors at all in their project design. This project does not meet Goal 1 of creating vitality, diversity and definitely not compatibility. Nor does it establish consistent land use patterns as stated by the applicant.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states since there are already two churches on this street and the Washoe Tribe daycare/preschool to the south, a sports complex 1.4 miles away and shopping centers on Hwy.395, that adding this church would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

Saying that this project will be compatible to our rural residential neighborhood because of sports facilities over a mile away and shopping centers located on Hwy. 395 does not make sense and, we believe, does not meet the intent of code. We believe a Special Use Permit is required to ensure that a use will fit in with the surrounding neighborhood and that is why it is not an outright allowed use in the

first place. The applicant did not make that finding by using examples taking him into other neighborhoods, one of them being on commercial zoned land on Hwy. 395.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

The applicant states visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

We believe the applicant's siting of the structure with all parking being along two residential streets will not promote better community design nor appearance, but rather will be hugely detrimental to our residential neighborhood. And the landscape code requirements the applicant states he will follow will do little to lessen the impact to our neighborhood. This application does not meet Goal 2 in promoting better community design and appearance.

Policy 2.3: Encourage the reduction of visual clutter (signs).

The applicant states they wish to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

We believe the code would allow a substantial sign(s) on this property. Should this project be approved, we would hope there is a condition of approval calling for a minimal monument sign at most.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The applicant states the church building will be sited to minimize any restriction of views; that building materials and architecture will be of high quality and will add character and value to the neighborhood.

The residents believe that this large Steel structure will be a huge negative impact in the neighborhood. A steel structure, rather than wood, brick or other standard 'stick-built' material is not compatible with our residential neighborhood. It will look industrial in appearance.

The Policy calls for the applicant to enhance the open views and vistas. A large steel structure and a mass of asphalt parking in no way will enhance this neighborhood's views and vistas.

The Policy calls for the applicant to protect and enhance property values. We cannot imagine that the proposed project with the additional traffic and fumes, steel building and large asphalt parking lot will in any way protect nor enhance our property values. We fear just the opposite will happen.

The applicant has not met Policy 2.4 of the Master Plan Elements.

Applicant's Page 5 of 10. Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

B: Explain why your property is similar to existing development in the neighborhood, and why it will

not hurt property values, or cause problems such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. How will your property differ from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The applicant states that the proposed steel structure will be of complimentary design with the surrounding houses and that the intent is to have a building that is pleasing to the eye. The applicant states the noise level will not increase appreciably and there will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood.

The neighbors disagree with the above statement. The surrounding houses are of wood, brick or other common 'stick-built' materials. There is not a steel house in this neighborhood. None of us find the proposed design pleasing to the eye nor do we find the proposal to be an asset to our neighborhood. In addition, the noise level will increase and there will be creation of fumes, dust and noise from the additional substantial traffic created by this project.

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

The applicant states Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

We disagree with the above statement. The applicant does not provide an explanation of how his project will not be detrimental to the surrounding property and general neighborhood. Instead, he states the benefit to Carson City as a whole. For the various reasons listed throughout this letter, the neighbors believe this project will be detrimental to the surrounding area and take away our enjoyment of our now peaceful neighborhood.

D: This question requests that the applicant explain the impacts from pedestrian and vehicular traffic. The applicant states the project will have little effect on traffic.

The neighbors believe the RL Engineering traffic estimates of 320 average daily trips and 800 trips during the week will be more than a little effect on traffic in our residential area. Although the streets may be able to handle the additional traffic, our neighborhood will suffer from those impacts.

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

The applicant states the Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

The neighbors wonder what is meant by 'social services'? If this means that non-church members will be coming to the site to obtain food, clothing or other help of this type on an on-going basis, then we believe there are several hard-working, community supported agencies already in place to serve our community.

In closing, the neighbors who have signed the attached believe the SUP-15-080 proposal to be detrimental to our residential neighborhood and that the materials and design are not compatible with a residential neighborhood. In addition, we believe the applicant has not made the required findings and the project is not in keeping with the goals of the Master Plan Elements.

Thank you for your consideration of our comments.

Printed Name and Signature	Address	Date
Fred Suwe <i>Fred Suwe</i>	5450 Silver Sage Drive CARSON CITY, NV 89701	9/21/2015
Shirley Suwe <i>Shirley Suwe</i>	5450 Silver Sage Dr. Carson City NV 89701	9-21-15
Leon D. & CORA M. COWAN <i>Coraline Cowan</i>	5290 CENTER DR. Carson City, NV 89701	9-21-15
Randy & Guinevere Hobdy <i>Guinevere Hobdy</i>	5250 Silver Sage Dr Carson City NV 89701	9-21-15
Joe E. <i>Joe E. Foster</i> SR.	270 Clear Creek Dr Carson City, NV 89701	
<i>(I bought &amp; moved in March 12, 1991)</i>		
Joyce Hale <i>Joyce Hale</i> Ramos	400 Clear Creek Ave 89701	
Gerald P. Julian <i>Gerald P. Julian</i>	360 Clear Creek Ave, CC 89701	
Robert L. <i>Robert L. Fulghum</i>	136 CLEAR CREEK AVE, C.C. 89701	
Deborah A. <i>Deborah A. Fulghum</i>	136 Clear Creek Ave CC 89701	
Maria Vega <i>Maria Vega</i>	5464 Silver Sage CC NV 89701	
<i>J. Smith</i>	561 Arthur C.C. NV 89701	
<i>Jean I. Gunter</i>		

Continuation of Signature Page of neighbors in opposition to SUP-15-080

Printed Name and Signature	Address	Date
MILTON FLAIN	5320 CENTER	9/22/15
Milton Flain	5320 Center Dr	9/22/15
Karen Flain <sup>Hans</sup> Flain	5229 Silver Sage	9-22-15
Sally Punsalang	5229 Silver Sage Dr.	9-22-15
Al Punsalang	5115 Silver Sage St.	9-22-15
Oralia Sosa	5180 Silver Sage Rd.	9-22-15
Joseph Lopez	5327 Center Dr.	9-22-15
Cindy Bob Ingraham		

Continuation of Signature Page of neighbors in opposition to SUP-15-080

Printed Name and Signature

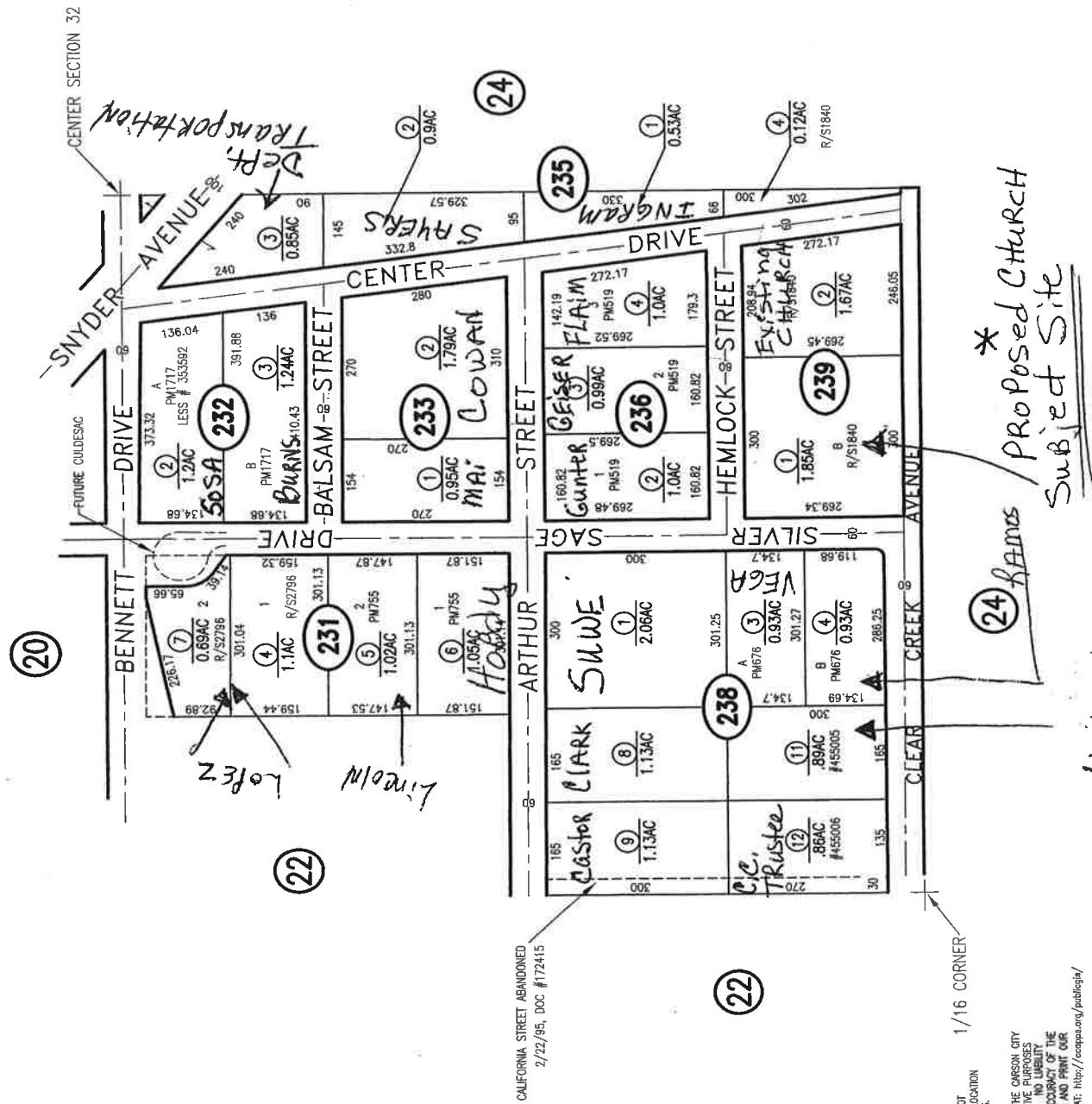
MOREEN Scully  
Moreen Scully

Address

159 ARTHUR St  
Carson City NV

Date

9/21/15



1/16 CORNER

1/16 CORNER

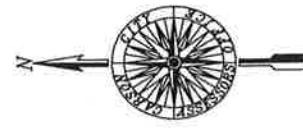
REVISED: 07/08/2013

1/16 COR  
SOME PARCELS DELINQUENT HERON MAY NOT  
BE PRESENT IN THIS SIZE, OR LOCATION  
DUE TO DISCRENCIES BETWEEN LOT LINES.

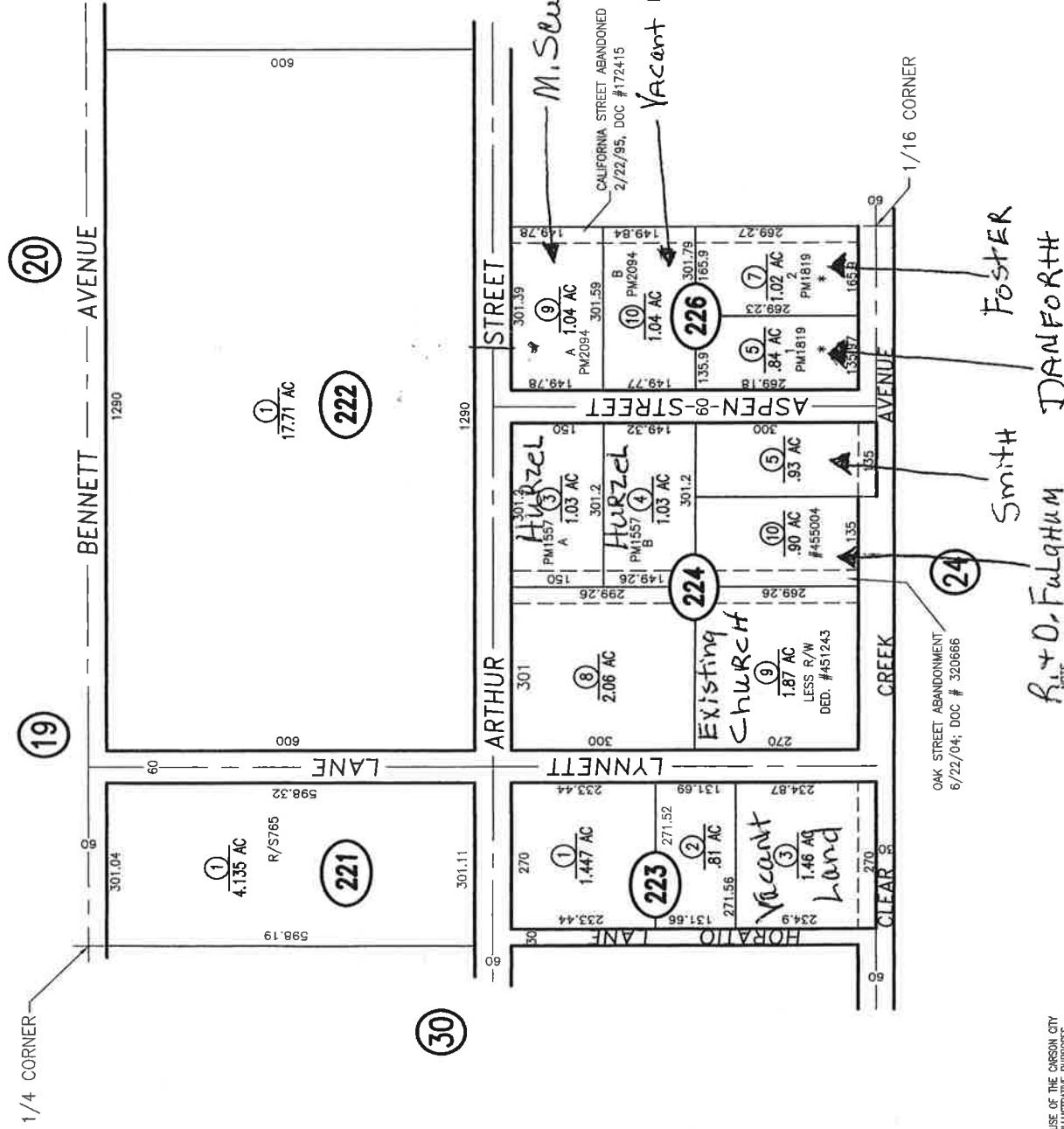
CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY  
IS ASSUMED AS TO THE ACCURACY OR ACCURACY OF THE  
PARCELS DELINQUENT HERON. YOU CAN VIEW AND PRINT OUR  
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccapb.org/publicinfo/>

GO-RZT-800

\* CLEAR CREEK  
R/W DED. #161901 & #161902



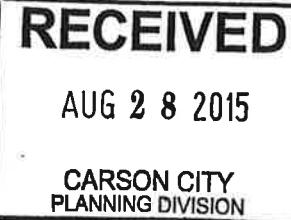
SCALE: 1" = 200'  
REVISED: 07/08/2015



ON MAP OR, NEARBY  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE  
DATA UNLINED HEREON. YOU CAN VIEW AND PRINT OUR  
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccps.org/publicinfo/>

SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.



## SPECIAL USE PERMIT APPLICATION

APOSTOLIC CHURCH

420 CLEAR CREEK AVENUE  
CARSON CITY, NV

### TABLE OF CONTENTS

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4	APPLICANT ACKNOWLEDGMENT	9
5	TAX PAYMENT DOCUMENTATION	10

*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

**RECEIVED**

AUG 28 2015

**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

**FILE # SUP – 15 – SUP - 15 - 080****SPECIAL USE PERMIT**CARSON CITY  
PLANNING DIVISION

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

+ noticing fee

**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)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

**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.

APPLICANT	PHONE #
Jose Hernandez	775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP	
1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS	
Jlhernandez_1@charter.net	
PROPERTY OWNER	PHONE #
Jose Hernandez	775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP	
1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS	
Jlhernandez_1@charter.net	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
RL Engineering	775-884-3205
MAILING ADDRESS, CITY STATE, ZIP	
675 Fairview Drive #205, Carson City, NV 89701	
EMAIL ADDRESS	
rob.lauder@rl-engr.com	

Project's Assessor Parcel Number(s): 009-239-01	Street Address 420 Clear Creek Ave., Carson City, NV 89701	ZIP Code
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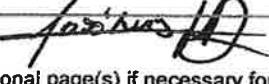
Project's Master Plan Designation Medium Density Residential	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Silver Sage Drive
---	----------------------------------	--

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.055.3, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

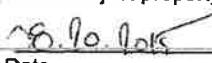
Church

**PROPERTY OWNER'S AFFIDAVIT**

I, Jose Hernandez, 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 Aug 2015, 2015 JOSE HERNANDEZ, 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



**JOSE THOMSON**  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-01-18  
Certificate No. 11-15219-3

**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.

SPECIAL USE PERMIT APPLICATION  
APN 009-239-01  
420 Clear Creek Avenue, Carson City, NV

EXHIBIT "A"  
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, ELIZABETH HERNANDEZ, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Elizabeth Hernandez  
Signature

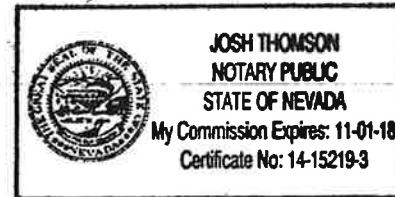
08.10.2015  
Date

Address

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

On Aug 2015, 2015, ELIZABETH HERNANDEZ, 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



## **SECTION 2 - PROJECT DESCRIPTION**

Mr. Jose Hernandez is pastor of the Apostolic Church in Carson City, and owns a parcel of land which he is proposing to develop at the NW corner of Clear Creek Avenue and Silver Sage Drive.

The development will consist of a church building housing a sanctuary, offices, meeting rooms, classrooms and associated facilities.

The project is located at 420 Clear Creek Avenue, a 1.850-acre undeveloped parcel approximately 1/2-mile east of U.S. Highway 395, on the north side of the street. Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

The project will include the following improvements:

1. An approx. 8,688-Square feet single story steel building. The building will be fully sprinklered.
2. Asphalt paved driveways and parking areas.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power, telephone, gas, water and sewer. Separate water service lines for building and irrigation will be provided. Water service lines will include an above-grade reduced-pressure type back flow preventer. There will be a separate fire sprinkler service line with backflow preventer vault and fire department connection.
5. Concrete commercial driveway approach, sidewalks, and curb and gutter as needed for proper drainage.
6. Drainage facilities including curb and gutter, detention basin, and discharge structure.

The development plan was originally conceived when the Clear Creek Avenue right-of-way adjacent to the property was 30 feet wide. The plan called for using that part of the property for parking. The city recently acquired this 30 feet to create a 60 feet wide right of way to meet city standards. In order to regain the use of the 30 feet lost from the property, the owner proposes to encroach on the Hemlock Street right-of-way to the centerline of the right-of-way. This right-of-way is completely vacant, has no street improvements in it, and no utilities. Following a recent meeting with public works and community development staff, staff was in favor of submitting the special use permit application for approval with the plan showing the encroachment, but leaving the actual encroachment permit application to be made when construction documents are submitted to the building department for approval.

### **SECTION 3 - QUESTIONNAIRE AND RESPONSES**

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

**Explanation 1:**

**Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)**

**Goal 1:** Advocate land use patterns which create vitality, diversity, and compatibility.

**Policy 1.2:** Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near the center of Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue.

The church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties. This will help establish consistent land use patterns.

The church will provide services and facilities to a congregation of 300 to 350 residents of Carson City. Providing a central gathering place for residents for religious services as well as for other church related events is compatible with the goal of providing vitality, diversity and compatibility.

According to the institute of Transportation Engineers (ITE) Trip Generation publication the church (land use 560) would generate 800 ADT during the week, with an average of 11-12 peak hour trips, and 320 ADT on Sunday. Sunday peak-hour trip volume = 100. Since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

Considering the existing and future status of Clear Creek Avenue with low traffic volumes along with the availability of water and emergency services, development of the site is consistent with the circulation network and availability of public facilities.

**Policy 1.4:** In the future, advocate a mixture of land uses where such a mix is compatible.

There is already one church property next door, and a second near the west end of Clear Creek Avenue. In addition, there is an established daycare/preschool to the south, directly across the street from the project site, a sports complex (Edmonds Ball Fields) 1.4-miles to the east, and shopping centers 1.1-miles to the southwest on U.S. Highway 395. Adding a church facility would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

As mentioned above, site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

**Goal 2:** Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

**Policy 2.2:** Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The church will promote a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizen and stewardship. Church activities also include a strong emphasis on youth and community based programs for all people groups providing assistance and counseling for families and individuals.

Visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

**Policy 2.3:** Encourage the reduction of visual clutter (signs).

The church wishes to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

**Policy 2.4:** Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The church building will take advantage of the site's existing topography to minimize any restriction of views. The facility will be built to code and will not exceed any established height requirements. Building materials and architecture will be of high quality and will add character and value to the neighborhood.

## **POPULATION:**

**Goal 3:** Enhance the quality of life for Carson City Residents

**Policy 3.1:** the growing population of Carson City will continue to need more special service facilities. The church facilities will be available to many groups in Carson City.

## **ENVIRONMENTAL CONSTRAINTS:**

**Goal 5:** Protect life and property through the reduction of seismic risk.

**Policy 5.1:** Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. However, the planned building material (steel) will be in keeping with such seismic activity considering the safety of the public who would be using the facilities. The nearest mapped Holocene-Era fault is located 4,300 feet northwest from the site.

**Goal 6:** Limit development in areas with environmental constraints.

**Policy 6.2:** Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

## PUBLIC FACILITIES AND SERVICES

**Goal 7:** Plan for the development of and implement adequate community facilities and services.

**Policy 7.1:** Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available (or under construction) to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

## STREETS AND HIGHWAYS

**Goal 9:** Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

**Policy 9.2:** Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with all the landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, curb gutter, sidewalk, bicycle paths, and off-street parking will conform with Carson City's master plan.

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

**Explanation 2:**

A: Adjoining Land Use and Zoning:

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

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

The proposed building will be of complimentary design with the surrounding houses. The church will help the community to maintain or increase the property values as most people see churches as assets to the neighborhoods in which they are located. Churches are generally places of refuge, inspiration and beauty. The intent is to have a building that is pleasing to the eye and will create a sense of pride in the surrounding community. The noise level will not increase appreciably. There will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood. All activities will be within the building itself. There should be very little dust created by the construction. The dirt work will be constantly watered down by the contractor to control dust.

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

Carson City is a growing community that will be enhanced by the construction of another Church/**School** facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

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

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

The project will have little effect on traffic. Our services are held on Sunday and Wednesday evenings, which are not normally peak traffic times. Vehicles will be able to make left and right hand turns on to Clear Creek Avenue or Silver Sage Drive from the property. There will be no substantial increase in traffic and no additional traffic lights will be needed. Response times for the emergency vehicles to the property should be about 3-5 minutes. The closest fire station is at Ross Gold Park, approximately 1.1-miles away.

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

The Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

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

**Explanation 3:**

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

The project will provide service to families located within the school district without adding to the student population. The project will not affect the Sheriff's Office.

**B:** If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project will result in covering of land area with paving, compacted surface, and landscaping. All curbing, landscape and paving will conform to City codes. Drainage will be routed to the right of way via a detention basin and control structures to limit peak discharge from the property to pre-development level.

**C:** Are the water supplies serving your project adequate to meet your needs without degrading the supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The water supply serving the project is adequate to meet its needs without degrading the supply or quality to others in the area. We will be connected to the City water supply. We will adhere to all City codes and restrictions.

**D:** Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

Sanitary sewer service will be provided by Carson City via a 10" sewer main in Clear Creek Avenue that is under construction. According to Carson City Utility Department personnel, this sewer was designed to accommodate existing uses along with anticipated uses of undeveloped parcels.

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

**E:** What kind of road improvements are proposed or needed to accommodate your project?

There is a possibility that curb, gutter, sidewalk, and some additional paving will be needed on Clear Creek Avenue and Silver Sage Drive, which are paved and serviceable at this time (although at a rural standard). All requirements for the street and grading of the project will be fulfilled as required by the governing authorities.

**F:** Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

This package is being prepared by a Civil Engineer. The primary source of information is from that engineer's experience and knowledge of Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

**G:** If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

All outdoor lights will be of high quality halogen type (or similar). Lighting will be directed to provide visibility and safety when entering into the parking lot and building. Fixtures will be equipped with shields to direct light down toward intended areas and away from adjacent properties. The church sign will also adhere to this policy.

**H:** Describe the proposed landscaping, including screening and arterial landscape areas.

Our landscaping plan will be in accordance with the Carson City development standards using a variety of trees, shrubs and plants in keeping with the City requirements.

**I:** Provide a parking plan for your project.

The parking layout is included on the attached site plan.

## **ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. 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 violations of any of the conditions of approval. I further understand that approval of this application does not exempt me from all city code requirements.

~~Jose Luis M~~

---

**Applicant**

38. 20. 205

Date

Elizabeth Hernandez

---

**Applicant**

08.00.2015

Date

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Property Tax Payment Documentation  
420 Clear Creek Avenue

 CARSON CITY  
*Capital of Nevada*

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

**Secured Tax Inquiry Detail for Parcel # 009-239-01**

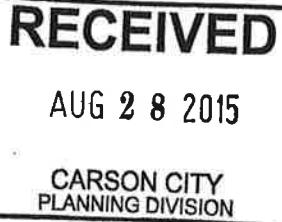
Property Location: 420 CLEAR CREEK AVE	Roll #: 007737
Billed to: HERNANDEZ, JOSE L & ELIZABETH R	Tax Year: 2018
1355 GRANBOROUGH DR	District: 2.4
GARDNERVILLE, NV 89410-0000	Tax Service:
	Land Use Code: 120

Outstanding Taxes:

Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2013	1,246.48	1,246.48	1,246.48	
2014	1,096.91	1,096.91	1,096.91	
2015	1,090.74	1,090.74	1,090.74	.00
<u>Current Year</u>				
08/17	282.81	282.81	.00	282.81
10/05	281.00	281.00	.00	563.81
01/04	281.00	281.00	.00	844.81
03/07	281.00	281.00	.00	1,125.81
Totals:	1,125.81	00	1,125.81	.00

[History](#)

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue



## PROJECT IMPACT REPORT

= SUP - 15 - 080

SPECIAL USE PERMIT APPLICATION  
APOSTOLIC CHURCH  
420 CLEAR CREEK AVENUE  
CARSON CITY, NV

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1	TRAFFIC	2
2	FIRE PROTECTION	2
3	WATER	2
4	SANITARY SEWER	3-4
5	DRAINAGE	5-6

*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

## TRAFFIC

Traffic volumes were estimated using the size of the building (8,688 s.f.) as a starting point, and reference to trip generation analyses published in the ITE Trip Generation Manual. Estimates were made of traffic volumes for ADT (average daily trips) and peak-hour on Sundays and weekdays as shown below:

Days	ADT	AM Peak Hour		PM Peak Hour	
		IN	OUT	IN	OUT
Sunday	320	50	60	-	-
Weekdays	80	6	6	7	5

**Notes:**

1. It is anticipated that most of the weekday trip generation would occur after 3:30 p.m., related to bible study and other after-work and after-school church-related programs.
2. Reference - ITE Trip Generation Manual, 7th ed.
3. Church land use (560).
4. ADT = average daily trips.

Most traffic to the church will occur during weekends and evenings. This increase in traffic generally will not interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

## FIRE PROTECTION

The new building will be approximately 8,688 square feet in size, with insulated steel framed walls. The interior framing material was assumed to be wood, resulting in a Type V-B construction classification. Due to the size of the building, automatic sprinklers will be required. Given these parameters, a fire flow of 1,500 gpm for 2 hours will be required (50% of 2,500 gpm, but 1,500 minimum – see 2012 IFC Table B105.1).

There are two existing fire hydrants, one located at the intersection of Silver Sage and Clear Creek, and the other at the SE corner of the property.

## WATER

Water use was estimated using the Calvary Chapel on Clearview Drive as a comparable use and size of facility. Irrigation use there averaged 1,300 gpd, while domestic use averaged 200 gallons per day.

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

The property is served by an existing 12-inch water main in Clear Creek Avenue. Static water pressure is estimated to be approx. 62 psi (4880 pressure zone minus highest site elevation of 4736 feet AMSL). Due to the size of the main, it is expected that the city water system will be more than adequate to supply the project.

**SANITARY SEWER**

Sewer flows will be generated from 1 men's and 1 women's bathroom, and by a kitchen sink.

Wastewater flow was estimated at 200 gallons per day (gpd) average, using Calvary Chapel as a comparable use.

The project is served by a 10-inch PVC sewer currently under construction in clear Creek Avenue. The flow capacity of the sewer was estimated based on the sewer being 10" PVC, and the pipe slope being at 0.5% based on record plan and profile sheets obtained from Carson City Public Works Department. Using a Manning's "n" of 0.013 and slope of 0.5%, flow capacity half-full is estimated to be 501,809 gpd. The estimated average wastewater contribution from this site will be a small percentage of the above capacity, indicating that the sewer likely has capacity to serve this project.

Sewer flow capacity calculations appear on the next page.

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

**Apostolic Church**

**Sewer Pipe Flow  
Capacity**

**420 Clear Creek Avenue, Carson City, NV**

8/19/2015

1/2 FULL OR FULL PIPE ONLY

**REACH:** 10" Sewer Main

**Manning's Coefficient:** 0.013

**Slope:** 0.005 feet/foot

**Diameter 'd':** 0.833 feet

**Discharge 'Q':** 1.55 cfs 1,003,619 gpd full

**Velocity 'V':** 2.85 fps 501,809 gpd half-full

**REACH:** 4" Sewer Lateral

**Manning's Coefficient:** 0.013

**Slope:** 0.02 feet/foot

**Diameter 'd':** 0.333 feet

**Discharge 'Q':** 0.27 cfs 173,834 gpd

**Velocity 'V':** 3.09 fps 86,917 gpd half-full

## DRAINAGE

This 1.85-acre site is currently vacant and undeveloped. The site is relatively flat, with the direction of drainage is roughly north – to – south, towards Clear Creek. Currently all drainage is overland flow to roadside ditches in Clear Creek Avenue and Silver Sage Drive.

The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010207E Revised Jan. 16, 2009 by FEMA. See attached Firmette.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 1.42 acres, with the remaining 0.43 acres being pervious landscaping. All drainage will be routed to an on site detention basin at the southeast corner of the property adjacent to Clear Creek Avenue. The outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.



MAP SCALE 1" = 500'

250 0 500 1000 FEET METERS

PANEL 0207E

## **FIRM** FLOOD INSURANCE RATE MAP

**CARSON CITY,  
NEVADA  
INDEPENDENT CITY**

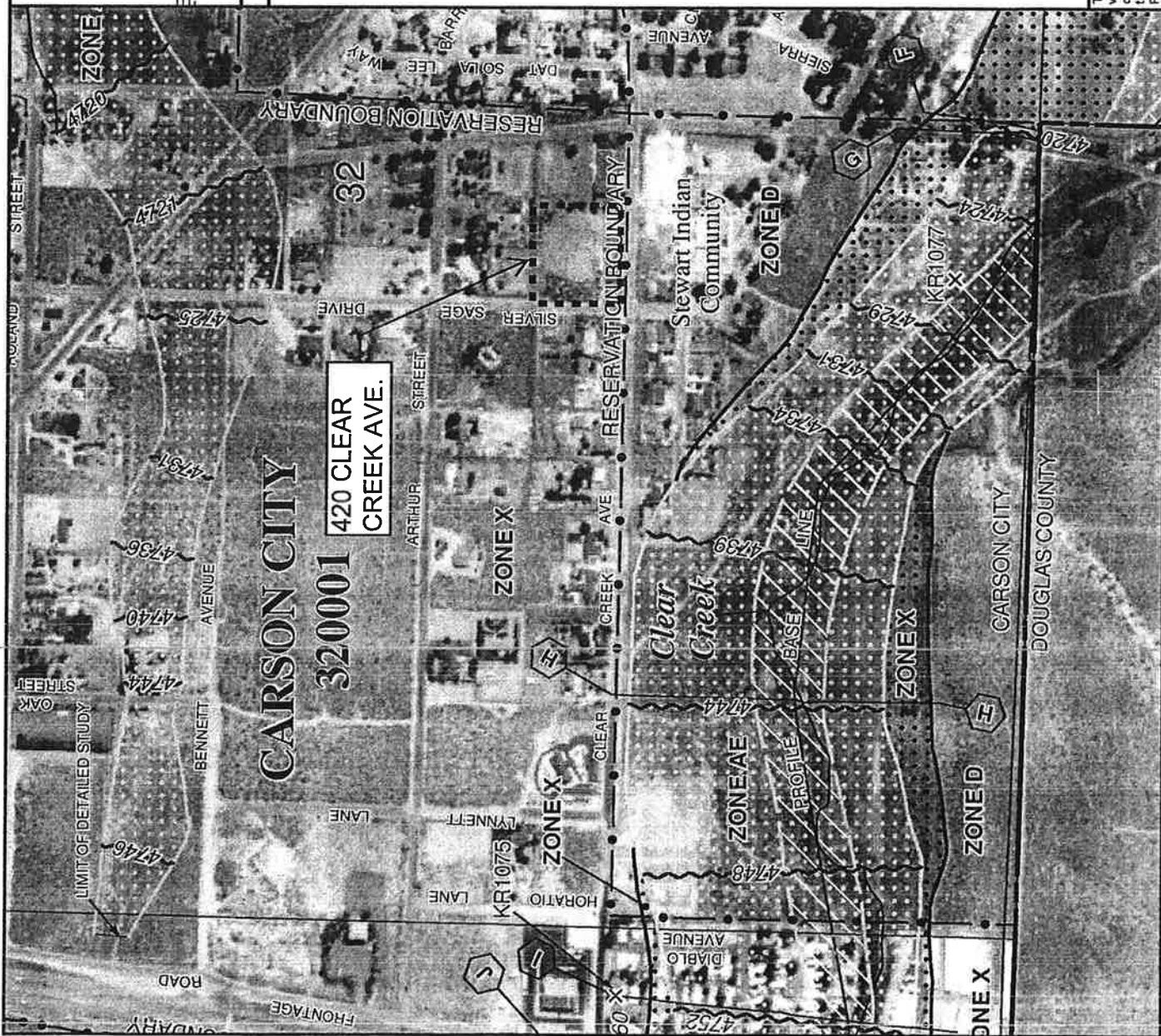
**PANEL 207 OF 275**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:  
COMMUNITY  
CARSON CITY

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
3200010207E  
MAP REVISED  
JANUARY 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov).



SUP - 15 - 080

## SPECIAL USE PERMIT APPLICATION

APOSTOLIC CHURCH  
420 CLEAR CREEK AVENUE  
CARSON CITY, NV

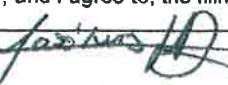


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4	APPLICANT ACKNOWLEDGMENT	9
5	TAX PAYMENT DOCUMENTATION	10

*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

<b>Carson City Planning Division</b> <b>108 E. Proctor Street • Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: planning@carson.org</b>	
<b>FILE # SUP – 15 - SUP - 15 - 080</b>	
APPLICANT Jose Hernandez	PHONE # 775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP 1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS Jlhernandez_1@charter.net	
PROPERTY OWNER Jose Hernandez	PHONE # 775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP 1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS Jlhernandez_1@charter.net	
APPLICANT AGENT/REPRESENTATIVE RL Engineering	PHONE # 775-884-3205
MAILING ADDRESS, CITY STATE, ZIP 675 Fairview Drive #205, Carson City, NV 89701	
EMAIL ADDRESS rob.lauder@rl-engr.com	
Project's Assessor Parcel Number(s): 009-239-01	Street Address 420 Clear Creek Ave., Carson City, NV 89701
Project's Master Plan Designation Medium Density Residential	Project's Current Zoning SF1A
Nearest Major Cross Street(s) Silver Sage Drive	
Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: <u>18.04.065.3</u> , or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:	
Church	
<b>PROPERTY OWNER'S AFFIDAVIT</b>	
I, <u>Jose Hernandez</u> , 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 1355 GRANBOROUGH DR GARDNERVILLE, NV 89410
Date 18.10.10	
Use additional page(s) if necessary for other names.	
STATE OF NEVADA COUNTY	
On <u>Aug 2015</u> , 2015, <u>JOSE HERNANDEZ</u> , 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.	

**RECEIVED**

AUG 20 2015

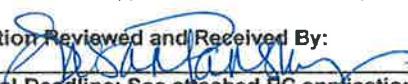
CARSON CITY  
PLANNING DIVISION

**SPECIAL USE PERMIT**

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

**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)  
 CD containing application digital data (to be submitted once the application is deemed complete by staff)

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.

Project's Assessor Parcel Number(s):  
009-239-01

Project's Current Zoning  
SF1A

Nearest Major Cross Street(s)  
Silver Sage Drive

Address  
1355 GRANBOROUGH DR  
GARDNERVILLE, NV 89410

STATE OF NEVADA  
NOTARY PUBLIC  
My Commission Expires: 11-01-18  
Certificate No: HI-102193

SPECIAL USE PERMIT APPLICATION  
APN 009-239-01  
420 Clear Creek Avenue, Carson City, NV

EXHIBIT "A"  
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, ELIZABETH HERNANDEZ, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Elizabeth Hernandez  
Signature

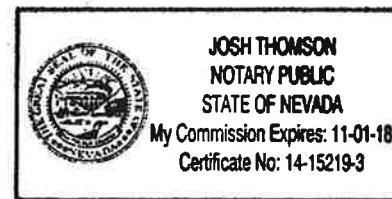
08.20.2015  
Date

Address

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

On Aug 2015, 2015, ELIZABETH HERNANDEZ, 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



## **SECTION 2 - PROJECT DESCRIPTION**

Mr. Jose Hernandez is pastor of the Apostolic Church in Carson City, and owns a parcel of land which he is proposing to develop at the NW corner of Clear Creek Avenue and Silver Sage Drive.

The development will consist of a church building housing a sanctuary, offices, meeting rooms, classrooms and associated facilities.

The project is located at 420 Clear Creek Avenue, a 1.850-acre undeveloped parcel approximately 1/2-mile east of U.S. Highway 395, on the north side of the street. Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

The project will include the following improvements:

1. An approx. 8,688-Square feet single story steel building. The building will be fully sprinklered.
2. Asphalt paved driveways and parking areas.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power, telephone, gas, water and sewer. Separate water service lines for building and irrigation will be provided. Water service lines will include an above-grade reduced-pressure type back flow preventer. There will be a separate fire sprinkler service line with backflow preventer vault and fire department connection.
5. Concrete commercial driveway approach, sidewalks, and curb and gutter as needed for proper drainage.
6. Drainage facilities including curb and gutter, detention basin, and discharge structure.

The development plan was originally conceived when the Clear Creek Avenue right-of-way adjacent to the property was 30 feet wide. The plan called for using that part of the property for parking. The city recently acquired this 30 feet to create a 60 feet wide right of way to meet city standards. In order to regain the use of the 30 feet lost from the property, the owner proposes to encroach on the Hemlock Street right-of-way to the centerline of the right-of-way. This right-of-way is completely vacant, has no street improvements in it, and no utilities. Following a recent meeting with public works and community development staff, staff was in favor of submitting the special use permit application for approval with the plan showing the encroachment, but leaving the actual encroachment permit application to be made when construction documents are submitted to the building department for approval.

### **SECTION 3 - QUESTIONNAIRE AND RESPONSES**

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

**Explanation 1:**

**Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)**

**Goal 1:** Advocate land use patterns which create vitality, diversity, and compatibility.

**Policy 1.2:** Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near the center of Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue.

The church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties. This will help establish consistent land use patterns.

The church will provide services and facilities to a congregation of 300 to 350 residents of Carson City. Providing a central gathering place for residents for religious services as well as for other church related events is compatible with the goal of providing vitality, diversity and compatibility.

According to the institute of Transportation Engineers (ITE) Trip Generation publication the church (land use 560) would generate 800 ADT during the week, with an average of 11-12 peak hour trips, and 320 ADT on Sunday. Sunday peak-hour trip volume = 100. Since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

Considering the existing and future status of Clear Creek Avenue with low traffic volumes along with the availability of water and emergency services, development of the site is consistent with the circulation network and availability of public facilities.

**Policy 1.4:** In the future, advocate a mixture of land uses where such a mix is compatible.

There is already one church property next door, and a second near the west end of Clear Creek Avenue. In addition, there is an established daycare/preschool to the south, directly across the street from the project site, a sports complex (Edmonds Ball Fields) 1.4-miles to the east, and shopping centers 1.1-miles to the southwest on U.S. Highway 395. Adding a church facility would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

As mentioned above, site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

**Goal 2:** Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

**Policy 2.2:** Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The church will promote a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizen and stewardship. Church activities also include a strong emphasis on youth and community based programs for all people groups providing assistance and counseling for families and individuals.

Visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

**Policy 2.3:** Encourage the reduction of visual clutter (signs).

The church wishes to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

**Policy 2.4:** Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The church building will take advantage of the site's existing topography to minimize any restriction of views. The facility will be built to code and will not exceed any established height requirements. Building materials and architecture will be of high quality and will add character and value to the neighborhood.

## **POPULATION:**

**Goal 3:** Enhance the quality of life for Carson City Residents

**Policy 3.1:** the growing population of Carson City will continue to need more special service facilities. The church facilities will be available to many groups in Carson City.

## **ENVIRONMENTAL CONSTRAINTS:**

**Goal 5:** Protect life and property through the reduction of seismic risk.

**Policy 5.1:** Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. However, the planned building material (steel) will be in keeping with such seismic activity considering the safety of the public who would be using the facilities. The nearest mapped Holocene-Era fault is located 4,300 feet northwest from the site.

**Goal 6:** Limit development in areas with environmental constraints.

**Policy 6.2:** Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

## PUBLIC FACILITIES AND SERVICES

**Goal 7:** Plan for the development of and implement adequate community facilities and services.

**Policy 7.1:** Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available (or under construction) to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

## STREETS AND HIGHWAYS

**Goal 9:** Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

**Policy 9.2:** Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with all the landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, curb gutter, sidewalk, bicycle paths, and off-street parking will conform with Carson City's master plan.

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

**Explanation 2:**

A: Adjoining Land Use and Zoning:

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

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

The proposed building will be of complimentary design with the surrounding houses. The church will help the community to maintain or increase the property values as most people see churches as assets to the neighborhoods in which they are located. Churches are generally places of refuge, inspiration and beauty. The intent is to have a building that is pleasing to the eye and will create a sense of pride in the surrounding community. The noise level will not increase appreciably. There will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood. All activities will be within the building itself. There should be very little dust created by the construction. The dirt work will be constantly watered down by the contractor to control dust.

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

Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

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

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

The project will have little effect on traffic. Our services are held on Sunday and Wednesday evenings, which are not normally peak traffic times. Vehicles will be able to make left and right hand turns on to Clear Creek Avenue or Silver Sage Drive from the property. There will be no substantial increase in traffic and no additional traffic lights will be needed. Response times for the emergency vehicles to the property should be about 3-5 minutes. The closest fire station is at Ross Gold Park, approximately 1.1-miles away.

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

The Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

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

**Explanation 3:**

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

The project will provide service to families located within the school district without adding to the student population. The project will not affect the Sheriff's Office.

**B:** If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project will result in covering of land area with paving, compacted surface, and landscaping. All curbing, landscape and paving will conform to City codes. Drainage will be routed to the right of way via a detention basin and control structures to limit peak discharge from the property to pre-development level.

**C:** Are the water supplies serving your project adequate to meet your needs without degrading the supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The water supply serving the project is adequate to meet its needs without degrading the supply or quality to others in the area. We will be connected to the City water supply. We will adhere to all City codes and restrictions.

**D:** Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

Sanitary sewer service will be provided by Carson City via a 10" sewer main in Clear Creek Avenue that is under construction. According to Carson City Utility Department personnel, this sewer was designed to accommodate existing uses along with anticipated uses of undeveloped parcels.

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Apostolic Church  
420 Clear Creek Avenue

**E:** What kind of road improvements are proposed or needed to accommodate your project?

There is a possibility that curb, gutter, sidewalk, and some additional paving will be needed on Clear Creek Avenue and Silver Sage Drive, which are paved and serviceable at this time (although at a rural standard). All requirements for the street and grading of the project will be fulfilled as required by the governing authorities.

**F:** Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

This package is being prepared by a Civil Engineer. The primary source of information is from that engineer's experience and knowledge of Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

**G:** If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

All outdoor lights will be of high quality halogen type (or similar). Lighting will be directed to provide visibility and safety when entering into the parking lot and building. Fixtures will be equipped with shields to direct light down toward intended areas and away from adjacent properties. The church sign will also adhere to this policy.

**H:** Describe the proposed landscaping, including screening and arterial landscape areas.

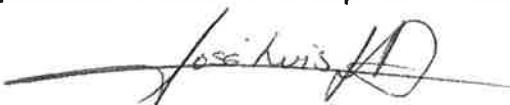
Our landscaping plan will be in accordance with the Carson City development standards using a variety of trees, shrubs and plants in keeping with the City requirements.

**I:** Provide a parking plan for your project.

The parking layout is included on the attached site plan.

### **ACKNOWLEDGMENT OF APPLICANT**

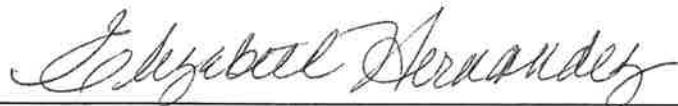
I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violations of any of the conditions of approval. I further understand that approval of this application does not exempt me from all city code requirements.



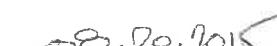
Applicant



Date



Applicant



Date

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

= SUP - 15 - 080



## PROJECT IMPACT REPORT

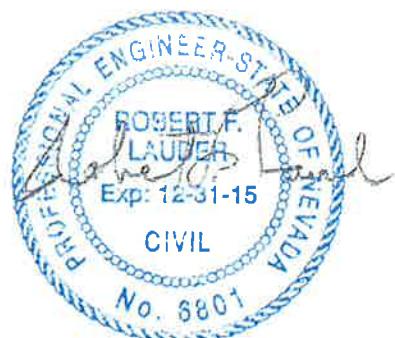
SPECIAL USE PERMIT APPLICATION  
APOSTOLIC CHURCH  
420 CLEAR CREEK AVENUE  
CARSON CITY, NV

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*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265



AUG 17 2015

## TRAFFIC

Traffic volumes were estimated using the size of the building (8,688 s.f.) as a starting point, and reference to trip generation analyses published in the ITE Trip Generation Manual. Estimates were made of traffic volumes for ADT (average daily trips) and peak-hour on Sundays and weekdays as shown below:

Days	ADT	AM Peak Hour		PM Peak Hour	
		IN	OUT	IN	OUT
Sunday	320	50	60	-	-
Weekdays	80	6	6	7	5

**Notes:**

1. It is anticipated that most of the weekday trip generation would occur after 3:30 p.m., related to bible study and other after-work and after-school church-related programs.
2. Reference - ITE Trip Generation Manual, 7th ed.
3. Church land use (560).
4. ADT = average daily trips.

Most traffic to the church will occur during weekends and evenings. This increase in traffic generally will not interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

## FIRE PROTECTION

The new building will be approximately 8,688 square feet in size, with insulated steel framed walls. The interior framing material was assumed to be wood, resulting in a Type V-B construction classification. Due to the size of the building, automatic sprinklers will be required. Given these parameters, a fire flow of 1,500 gpm for 2 hours will be required (50% of 2,500 gpm, but 1,500 minimum – see 2012 IFC Table B105.1).

There are two existing fire hydrants, one located at the intersection of Silver Sage and Clear Creek, and the other at the SE corner of the property.

## WATER

Water use was estimated using the Calvary Chapel on Clearview Drive as a comparable use and size of facility. Irrigation use there averaged 1,300 gpd, while domestic use averaged 200 gallons per day.

Special Use Permit Application  
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The property is served by an existing 12-inch water main in Clear Creek Avenue. Static water pressure is estimated to be approx. 62 psi (4880 pressure zone minus highest site elevation of 4736 feet AMSL). Due to the size of the main, it is expected that the city water system will be more than adequate to supply the project.

**SANITARY SEWER**

Sewer flows will be generated from 1 men's and 1 women's bathroom, and by a kitchen sink.

Wastewater flow was estimated at 200 gallons per day (gpd) average, using Calvary Chapel as a comparable use.

The project is served by a 10-inch PVC sewer currently under construction in clear Creek Avenue. The flow capacity of the sewer was estimated based on the sewer being 10" PVC, and the pipe slope being at 0.5% based on record plan and profile sheets obtained from Carson City Public Works Department. Using a Manning's "n" of 0.013 and slope of 0.5%, flow capacity half-full is estimated to be 501,809 gpd. The estimated average wastewater contribution from this site will be a small percentage of the above capacity, indicating that the sewer likely has capacity to serve this project.

Sewer flow capacity calculations appear on the next page.

Special Use Permit Application  
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**Apostolic Church**

**Sewer Pipe Flow  
Capacity**

**420 Clear Creek Avenue, Carson City, NV**

8/19/2015

1/2 FULL OR FULL PIPE ONLY

**REACH:** 10" Sewer Main

**Manning's Coefficient:** 0.013

**Slope:** 0.005 feet/foot

**Diameter 'd':** 0.833 feet

**Discharge 'Q':** 1.55 cfs 1,003,619 gpd full

**Velocity 'V':** 2.85 fps 501,809 gpd half-full

**REACH:** 4" Sewer Lateral

**Manning's Coefficient:** 0.013

**Slope:** 0.02 feet/foot

**Diameter 'd':** 0.333 feet

**Discharge 'Q':** 0.27 cfs 173,834 gpd

**Velocity 'V':** 3.09 fps 86,917 gpd half-full

## **DRAINAGE**

This 1.85-acre site is currently vacant and undeveloped. The site is relatively flat, with the direction of drainage is roughly north – to – south, towards Clear Creek. Currently all drainage is overland flow to roadside ditches in Clear Creek Avenue and Silver Sage Drive.

The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010207E Revised Jan. 16, 2009 by FEMA. See attached Firmette.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 1.42 acres, with the remaining 0.43 acres being pervious landscaping. All drainage will be routed to an on site detention basin at the southeast corner of the property adjacent to Clear Creek Avenue. The outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.



## SPECIAL USE PERMIT APPLICATION

APOSTOLIC CHURCH

420 CLEAR CREEK AVENUE  
CARSON CITY, NV

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*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

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

## FILE # SUP – 15 -

APPLICANT Jose Hernandez	PHONE # 775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP 1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS Jlhernandez_1@charter.net	
PROPERTY OWNER Jose Hernandez	PHONE # 775-782-3110
MAILING ADDRESS, CITY, STATE, ZIP 1355 Granborough Drive, Gardnerville, NV 89410	
EMAIL ADDRESS Jlhernandez_1@charter.net	
APPLICANT AGENT/REPRESENTATIVE RL Engineering	PHONE # 775-884-3205
MAILING ADDRESS, CITY STATE, ZIP 675 Fairview Drive #205, Carson City, NV 89701	
EMAIL ADDRESS rob.lauder@rl-engr.com	

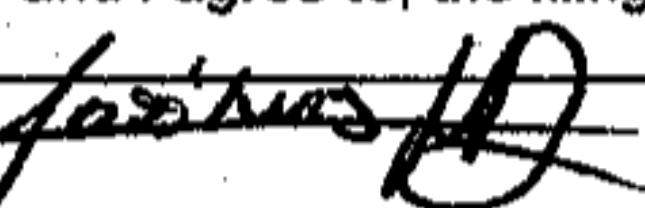
Project's Assessor Parcel Number(s): 009-239-01	Street Address 420 Clear Creek Ave., Carson City, NV 89701	
Project's Master Plan Designation Medium Density Residential	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Silver Sage Drive

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.055.3, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

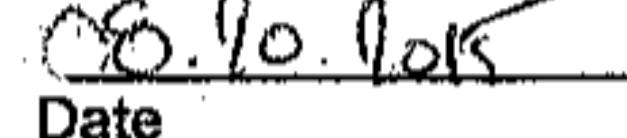
Church

### PROPERTY OWNER'S AFFIDAVIT

I, Jose Hernandez, 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 Aug 2015, 2015, JOSE HERNANDEZ, 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



**JOSH THOMSON**  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-01-18  
Certificate No. 11-16219-3

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.

SPECIAL USE PERMIT APPLICATION  
APN 009-239-01  
420 Clear Creek Avenue, Carson City, NV

EXHIBIT "A"  
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, ELIZABETH HERNANDEZ, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Elizabeth Hernandez  
Signature

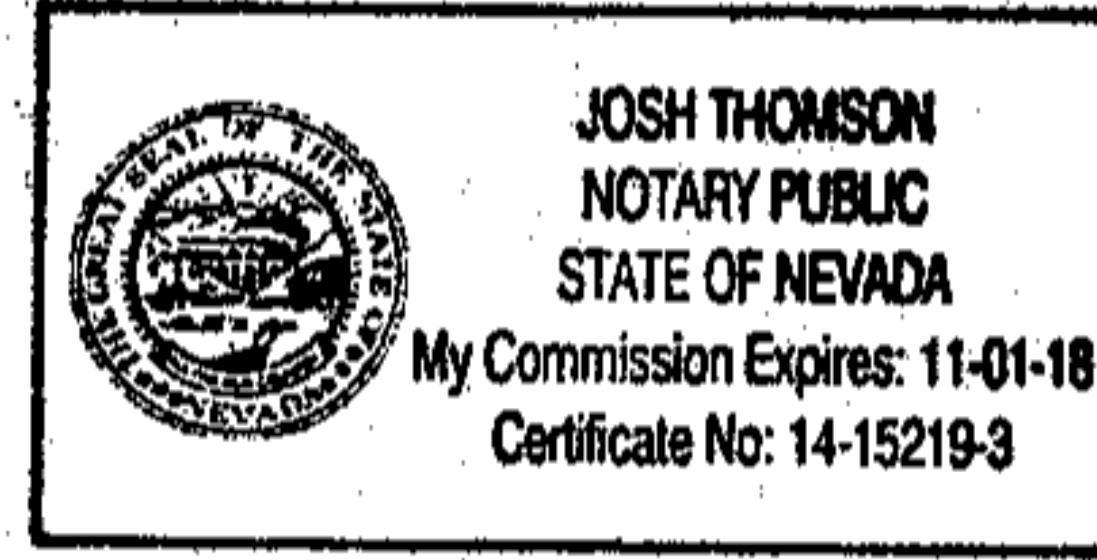
08.10.2015  
Date

Address

STATE OF NEVADA  
COUNTY OF CARSON CITY

On Aug 20<sup>th</sup>, 2015, ELIZABETH HERNANDEZ  
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



## **SECTION 2 - PROJECT DESCRIPTION**

Mr. Jose Hernandez is pastor of the Apostolic Church in Carson City, and owns a parcel of land which he is proposing to develop at the NW corner of Clear Creek Avenue and Silver Sage Drive.

The development will consist of a church building housing a sanctuary, offices, meeting rooms, classrooms and associated facilities.

The project is located at 420 Clear Creek Avenue, a 1.850-acre undeveloped parcel approximately 1/2-mile east of U.S. Highway 395, on the north side of the street. Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

The project will include the following improvements:

1. An approx. 8,688-Square feet single story steel building. The building will be fully sprinklered.
2. Asphalt paved driveways and parking areas.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power, telephone, gas, water and sewer. Separate water service lines for building and irrigation will be provided. Water service lines will include an above-grade reduced-pressure type back flow preventer. There will be a separate fire sprinkler service line with backflow preventer vault and fire department connection.
5. Concrete commercial driveway approach, sidewalks, and curb and gutter as needed for proper drainage.
6. Drainage facilities including curb and gutter, detention basin, and discharge structure.

The development plan was originally conceived when the Clear Creek Avenue right-of-way adjacent to the property was 30 feet wide. The plan called for using that part of the property for parking. The city recently acquired this 30 feet to create a 60 feet wide right of way to meet city standards. In order to regain the use of the 30 feet lost from the property, the owner proposes to encroach on the Hemlock Street right-of-way to the centerline of the right-of-way. This right-of-way is completely vacant, has no street improvements in it, and no utilities. Following a recent meeting with public works and community development staff, staff was in favor of submitting the special use permit application for approval with the plan showing the encroachment, but leaving the actual encroachment permit application to be made when construction documents are submitted to the building department for approval.

## **SECTION 3 - QUESTIONNAIRE AND RESPONSES**

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

**Explanation 1:**

**Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)**

**Goal 1:** Advocate land use patterns which create vitality, diversity, and compatibility.

**Policy 1.2:** Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near the center of Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue.

The church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties. This will help establish consistent land use patterns.

The church will provide services and facilities to a congregation of 300 to 350 residents of Carson City. Providing a central gathering place for residents for religious services as well as for other church related events is compatible with the goal of providing vitality, diversity and compatibility.

According to the institute of Transportation Engineers (ITE) Trip Generation publication the church (land use 560) would generate 800 ADT during the week, with an average of 11-12 peak hour trips, and 320 ADT on Sunday. Sunday peak-hour trip volume = 100. Since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

Considering the existing and future status of Clear Creek Avenue with low traffic volumes along with the availability of water and emergency services, development of the site is consistent with the circulation network and availability of public facilities.

**Policy 1.4:** In the future, advocate a mixture of land uses where such a mix is compatible.

There is already one church property next door, and a second near the west end of Clear Creek Avenue. In addition, there is an established daycare/preschool to the south, directly across the street from the project site, a sports complex (Edmonds Ball Fields) 1.4-miles to the east, and shopping centers 1.1-miles to the southwest on U.S. Highway 395. Adding a church facility would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

As mentioned above, site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

**Goal 2:** Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

**Policy 2.2:** Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The church will promote a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizen and stewardship. Church activities also include a strong emphasis on youth and community based programs for all people groups providing assistance and counseling for families and individuals.

Visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

**Policy 2.3:** Encourage the reduction of visual clutter (signs).

The church wishes to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

**Policy 2.4:** Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The church building will take advantage of the site's existing topography to minimize any restriction of views. The facility will be built to code and will not exceed any established height requirements. Building materials and architecture will be of high quality and will add character and value to the neighborhood.

## **POPULATION:**

**Goal 3:** Enhance the quality of life for Carson City Residents

**Policy 3.1:** the growing population of Carson City will continue to need more special service facilities. The church facilities will be available to many groups in Carson City.

## **ENVIRONMENTAL CONSTRAINTS:**

**Goal 5:** Protect life and property through the reduction of seismic risk.

**Policy 5.1:** Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. However, the planned building material (steel) will be in keeping with such seismic activity considering the safety of the public who would be using the facilities. The nearest mapped Holocene-Era fault is located 4,300 feet northwest from the site.

**Goal 6:** Limit development in areas with environmental constraints.

**Policy 6.2:** Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

## PUBLIC FACILITIES AND SERVICES

**Goal 7:** Plan for the development of and implement adequate community facilities and services.

**Policy 7.1:** Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available (or under construction) to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

## STREETS AND HIGHWAYS

**Goal 9:** Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

**Policy 9.2:** Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with all the landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, curb gutter, sidewalk, bicycle paths, and off-street parking will conform with Carson City's master plan.

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

**Explanation 2:**

**A:** Adjoining Land Use and Zoning:

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

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

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Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

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

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

The Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

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**Explanation 3:**

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

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**D:** Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

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Apostolic Church  
420 Clear Creek Avenue

**E:** What kind of road improvements are proposed or needed to accommodate your project?

There is a possibility that curb, gutter, sidewalk, and some additional paving will be needed on Clear Creek Avenue and Silver Sage Drive, which are paved and serviceable at this time (although at a rural standard). All requirements for the street and grading of the project will be fulfilled as required by the governing authorities.

**F:** Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

This package is being prepared by a Civil Engineer. The primary source of information is from that engineer's experience and knowledge of Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

**G:** If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

All outdoor lights will be of high quality halogen type (or similar). Lighting will be directed to provide visibility and safety when entering into the parking lot and building. Fixtures will be equipped with shields to direct light down toward intended areas and away from adjacent properties. The church sign will also adhere to this policy.

**H:** Describe the proposed landscaping, including screening and arterial landscape areas.

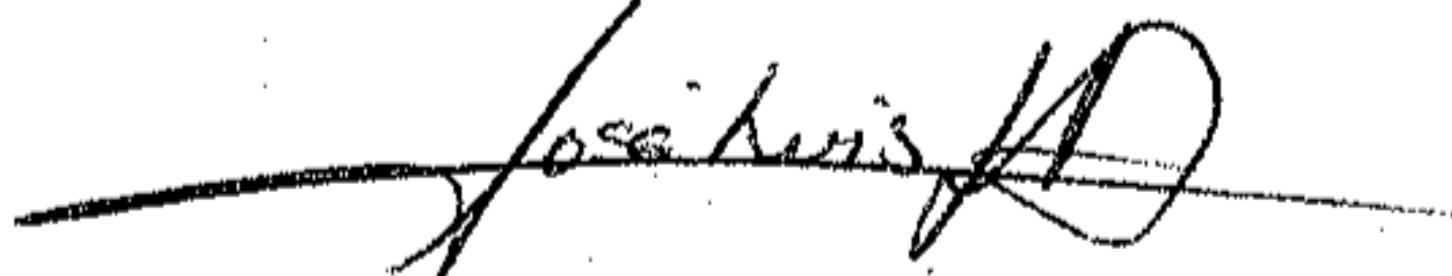
Our landscaping plan will be in accordance with the Carson City development standards using a variety of trees, shrubs and plants in keeping with the City requirements.

**I:** Provide a parking plan for your project.

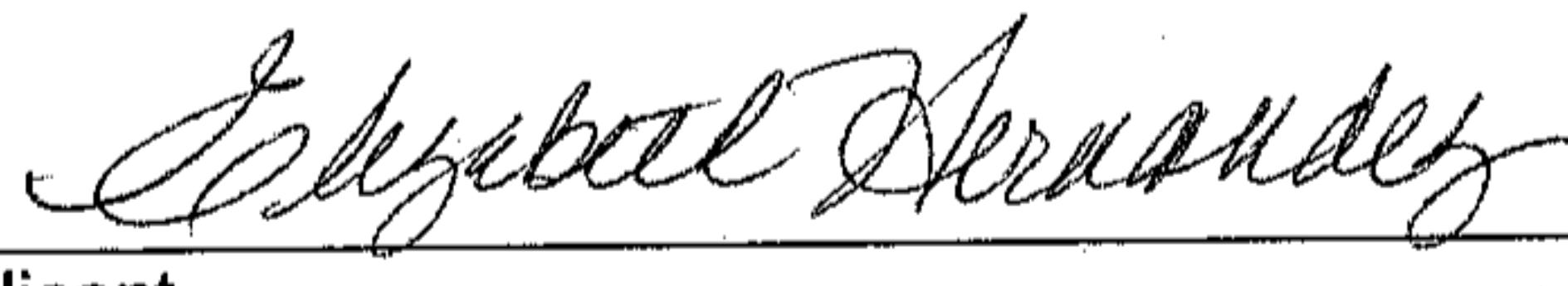
The parking layout is included on the attached site plan.

### ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. 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 violations 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

08.10.2015  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant

08.10.2015  
\_\_\_\_\_  
Date

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Property Tax Payment Documentation  
420 Clear Creek Avenue



**CARSON CITY**  
*Capital of Nevada*

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-239-01					
Property Location: 420 CLEAR CREEK AVE Billed to: HERNANDEZ, JOSE L & ELIZABETH R 1355 GRANBOROUGH DR GARDNERVILLE, NV 89410-0000			Roll #: 007737	Tax Year: 2016	
			District: 2.4	Tax Service:	
			Land Use Code: 120		
<b>Outstanding Taxes:</b>					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2013	1,246.48	1,246.48	1,246.48		
2014	1,096.91	1,096.91	1,096.91		
2015	1,090.74	1,090.74	1,090.74	.00	
Current Year					
08/17	282.81	282.81	.00	282.81	
10/05	281.00	281.00	.00	563.81	
01/04	281.00	281.00	.00	844.81	
03/07	281.00	281.00	.00	1,125.81	
<b>Totals:</b>	<b>1,125.81</b>	<b>.00</b>	<b>1,125.81</b>	<b>.00</b>	
<a href="#">History</a>					

## PROJECT IMPACT REPORT

SPECIAL USE PERMIT APPLICATION  
APOSTOLIC CHURCH  
420 CLEAR CREEK AVENUE  
CARSON CITY, NV

### TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGES</u>
1	TRAFFIC	2
2	FIRE PROTECTION	2
3	WATER	2
4	SANITARY SEWER	3-4
5	DRAINAGE	5-6

*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

## **TRAFFIC**

Traffic volumes were estimated using the size of the building (8,688 s.f.) as a starting point, and reference to trip generation analyses published in the ITE Trip Generation Manual. Estimates were made of traffic volumes for ADT (average daily trips) and peak-hour on Sundays and weekdays as shown below:

<b>Days</b>	<b>ADT</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>IN</b>	<b>OUT</b>	<b>IN</b>	<b>OUT</b>
Sunday	320	50	60	-	-
Weekdays	80	6	6	7	5

**Notes:**

1. It is anticipated that most of the weekday trip generation would occur after 3:30 p.m., related to bible study and other after-work and after-school church-related programs.
2. Reference - ITE Trip Generation Manual, 7th ed.
3. Church land use (560).
4. ADT = average daily trips.

Most traffic to the church will occur during weekends and evenings. This increase in traffic generally will not interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

## **FIRE PROTECTION**

The new building will be approximately 8,688 square feet in size, with insulated steel framed walls. The interior framing material was assumed to be wood, resulting in a Type V-B construction classification. Due to the size of the building, automatic sprinklers will be required. Given these parameters, a fire flow of 1,500 gpm for 2 hours will be required (50% of 2,500 gpm, but 1,500 minimum – see 2012 IFC Table B105.1).

There are two existing fire hydrants, one located at the intersection of Silver Sage and Clear Creek, and the other at the SE corner of the property.

## **WATER**

Water use was estimated using the Calvary Chapel on Clearview Drive as a comparable use and size of facility. Irrigation use there averaged 1,300 gpd, while domestic use averaged 200 gallons per day.

The property is served by an existing 12-inch water main in Clear Creek Avenue. Static water pressure is estimated to be approx. 62 psi (4880 pressure zone minus highest site elevation of 4736 feet AMSL). Due to the size of the main, it is expected that the city water system will be more than adequate to supply the project.

## **SANITARY SEWER**

Sewer flows will be generated from 1 men's and 1 women's bathroom, and by a kitchen sink.

Wastewater flow was estimated at 200 gallons per day (gpd) average, using Calvary Chapel as a comparable use.

The project is served by a 10-inch PVC sewer currently under construction in clear Creek Avenue. The flow capacity of the sewer was estimated based on the sewer being 10" PVC, and the pipe slope being at 0.5% based on record plan and profile sheets obtained from Carson City Public Works Department. Using a Manning's "n" of 0.013 and slope of 0.5%, flow capacity half-full is estimated to be 501,809 gpd. The estimated average wastewater contribution from this site will be a small percentage of the above capacity, indicating that the sewer likely has capacity to serve this project.

Sewer flow capacity calculations appear on the next page.

## Apostolic Church

## Sewer Pipe Flow Capacity

### 420 Clear Creek Avenue, Carson City, NV

8/19/2015

1/2 FULL OR FULL PIPE ONLY

**REACH:** 10" Sewer Main

**Manning's Coefficient:** 0.013

**Slope:** 0.005 feet/foot

**Diameter 'd':** 0.833 feet

**Discharge 'Q':** 1.55 cfs 1,003,619 gpd full

**Velocity 'V':** 2.85 fps 501,809 gpd half-full

**REACH:** 4" Sewer Lateral

**Manning's Coefficient:** 0.013

**Slope:** 0.02 feet/foot

**Diameter 'd':** 0.333 feet

**Discharge 'Q':** 0.27 cfs 173,834 gpd

**Velocity 'V':** 3.09 fps 86,917 gpd half-full

## **DRAINAGE**

This 1.85-acre site is currently vacant and undeveloped. The site is relatively flat, with the direction of drainage is roughly north – to – south, towards Clear Creek. Currently all drainage is overland flow to roadside ditches in Clear Creek Avenue and Silver Sage Drive.

The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010207E Revised Jan. 16, 2009 by FEMA. See attached Firmette.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 1.42 acres, with the remaining 0.43 acres being pervious landscaping. All drainage will be routed to an on site detention basin at the southeast corner of the property adjacent to Clear Creek Avenue. The outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.



MAP SCALE 1" = 500'

250 0 500 1000 FEET ME

## CARSON CITY

320001 420 CLEAR CREEK AVE.

# **FIRM** FLOOD INSURANCE RATE MAP

EIP  
ENZ

FLOOD INSURANCE RATE MAP

**CARSON CITY,  
NEVADA**

PANEL 207 OF 275

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:  
COMMUNITY  
CARBON CITY

NUMBER PANEL SUFFIX

320001 0207 E

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

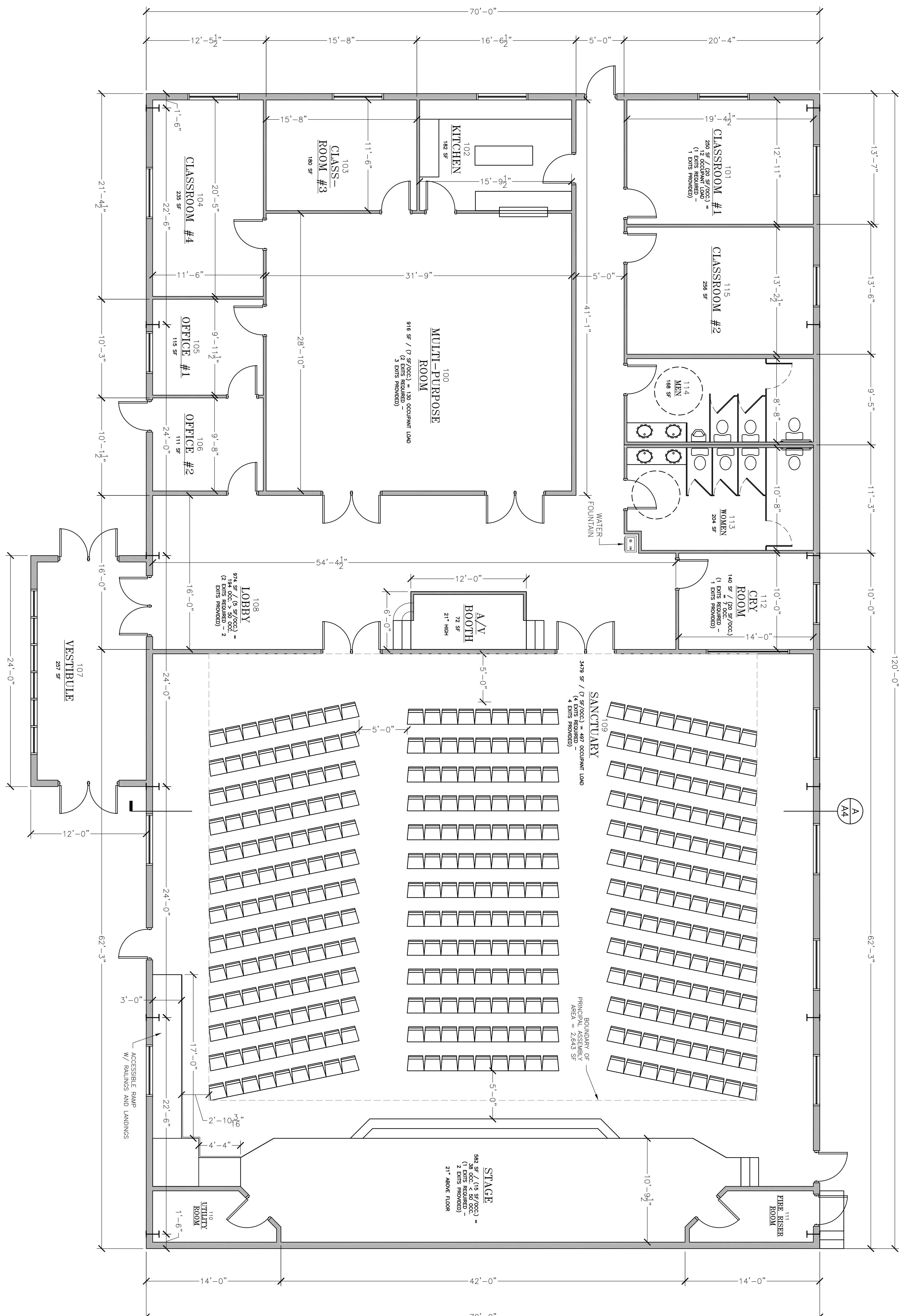


J2000.0207  
MAP REVISED  
JANUARY 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.msic.fema.gov](http://www.msic.fema.gov).





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APOSTOLIC ASSEMBLY CHURCH

## FLOOR PLAN

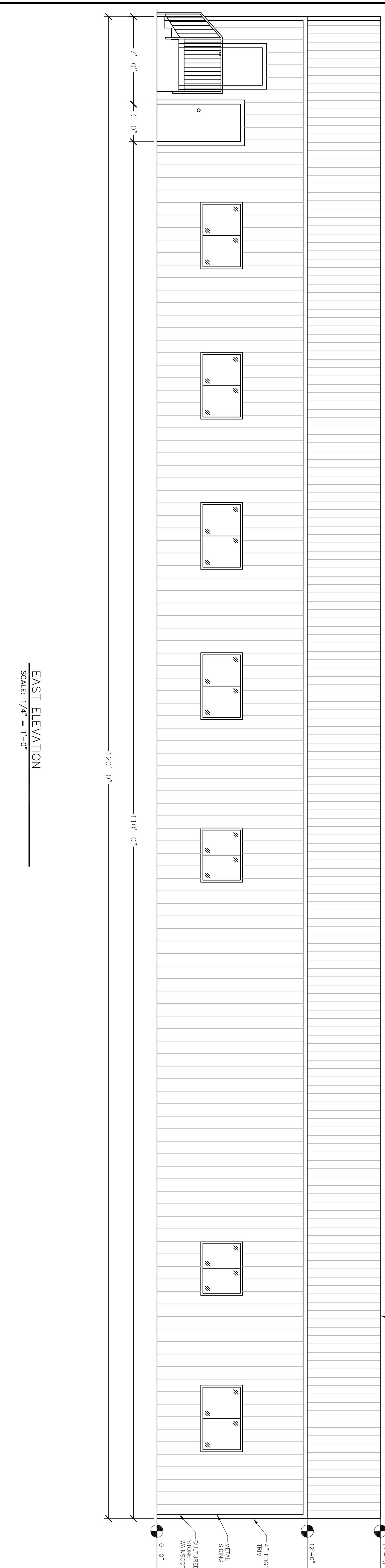
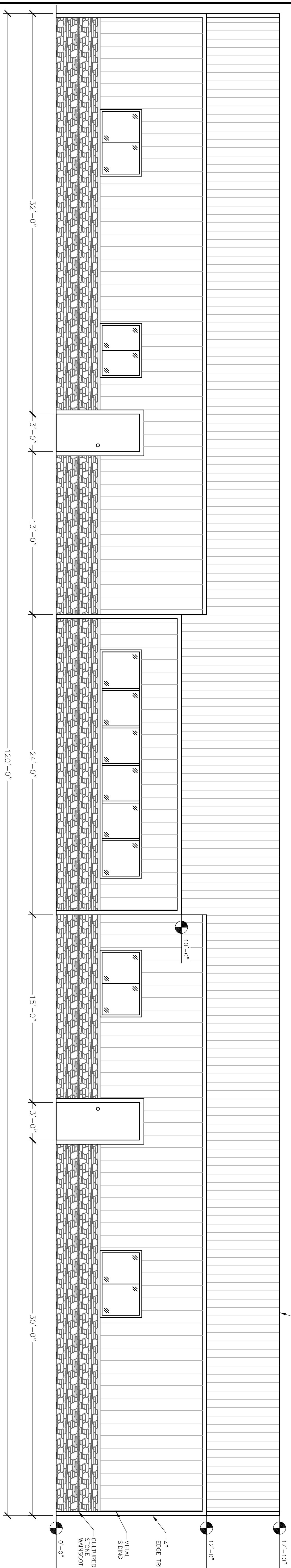
SHEET:		A 1	
DESIGN BY:	RFL	DRAWN BY:	KAL
CHECKED BY:	RFL	DATE:	7-29-15

# RE ENGINEERING

675 Fairview Drive #205  
Carson City, NV 89701  
PHONE (775)884-3205 FAX (775)884-3265  
E-MAIL: [rob.lauder@rl-engr.com](mailto:rob.lauder@rl-engr.com)

This drawing has been prepared by RL Engineering, for use by the client named in the title block for construction, operation, and maintenance of the facility named in the title block. This drawing may not be used for any other facility or purpose without written consent of the engineer.

Rev. No.		Date
1		
2		
3		
4		
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6		



APOSTOLIC ASSEMBLY CHURCH

EAST & WEST ELEVATIONS

420 CLEAR CREEK AVENUE, CARSON CITY, NV

RL ENGINEERING

675 Fairview Drive #205  
Carson City, NV 89701  
PHONE (775)884-3205 FAX (775)884-3265  
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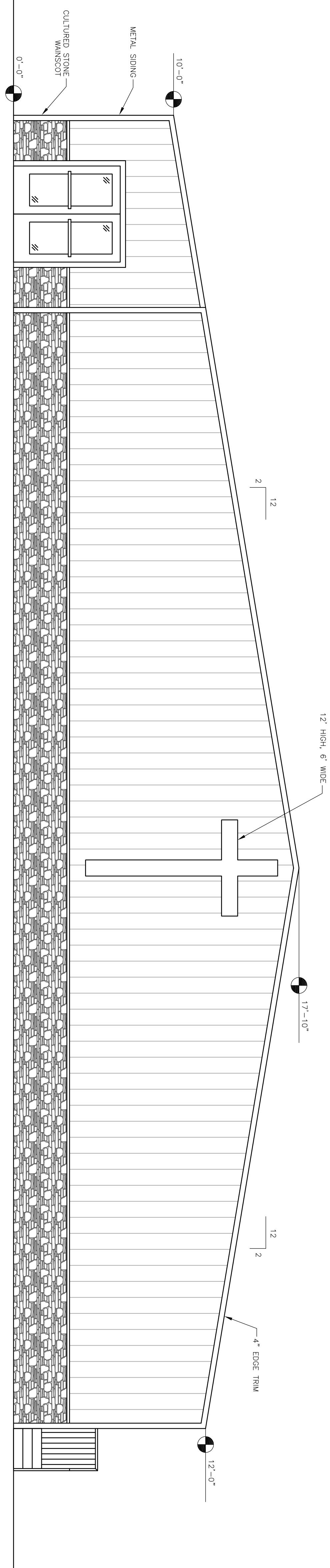
JOB #	150609
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	7-29-15

SHEET:

A2

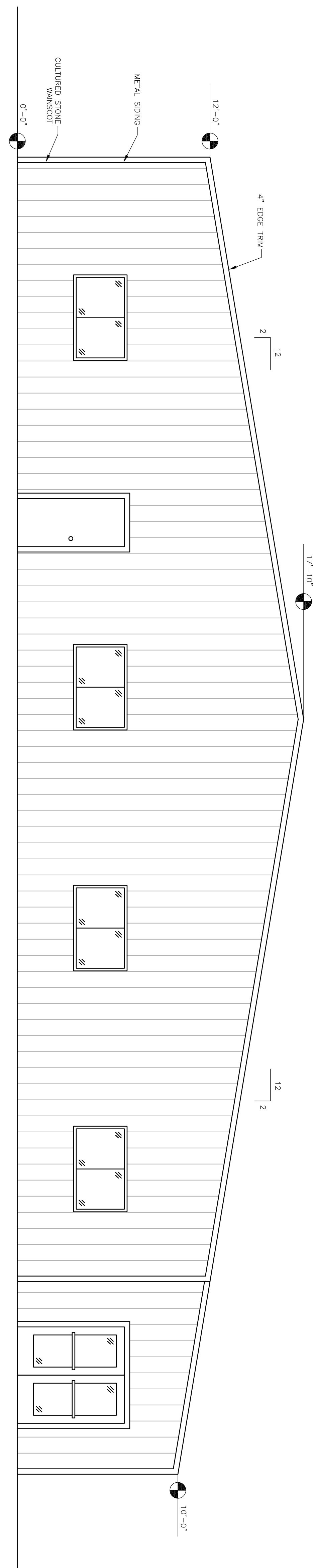
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



APOSTOLIC ASSEMBLY CHURCH

NORTH & SOUTH ELEVATIONS

420 CLEAR CREEK AVENUE, CARSON CITY, NV

**RL ENGINEERING**

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DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	7-29-15

SHEET:

A-3