

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 21, 2016

FILE NO: SUP-16-182

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

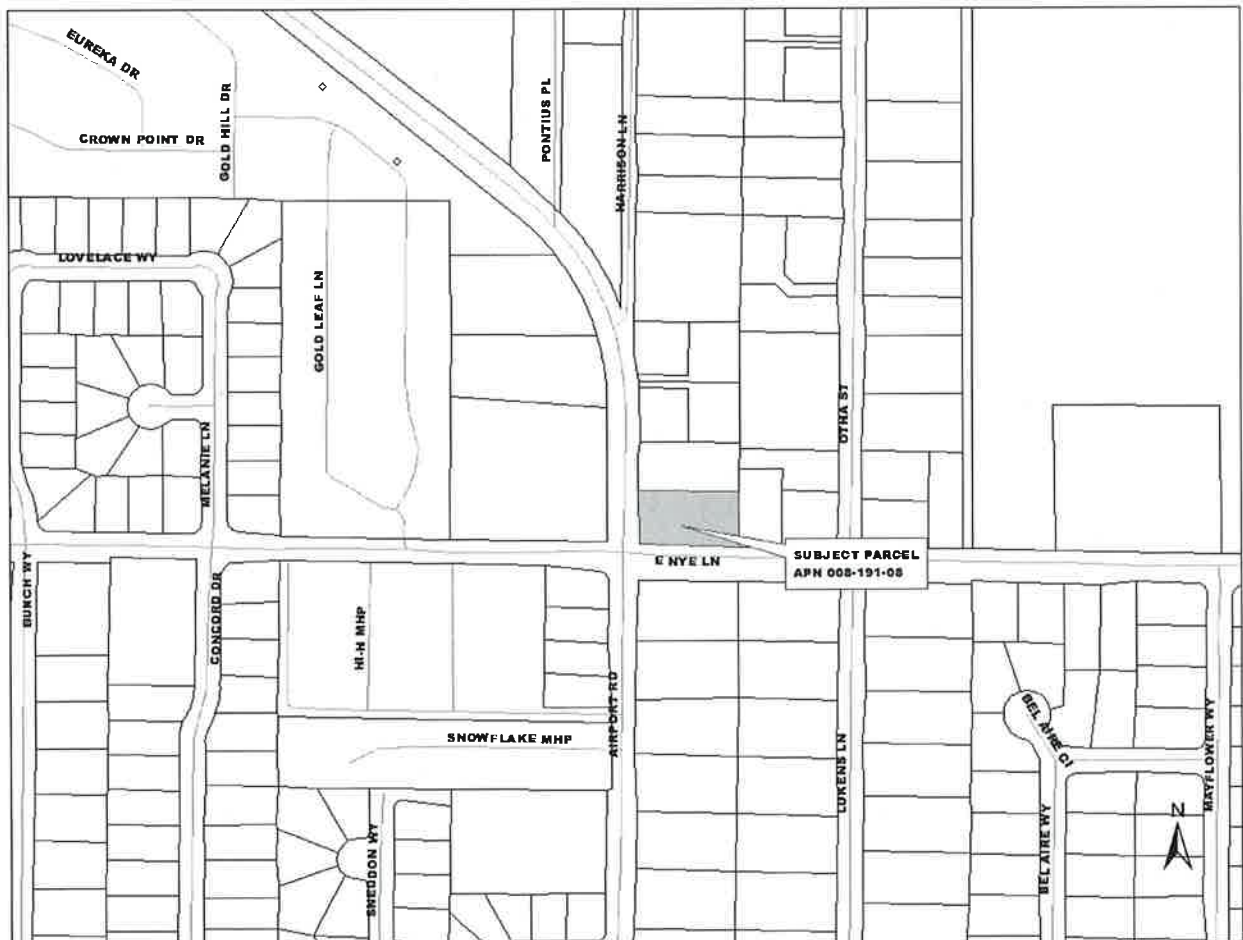
REQUEST: Request for a Special Use Permit to allow a single family residential use in the Retail Commercial (RC) zoning district.

OWNERS: Dalbir and Gurjeet Singh

APPLICANT: Dalbir Singh

LOCATIONS/APNS: 3140 East Nye Lane/008-191-08

RECOMMENDED MOTION: "I move to approve SUP-182, a Special Use Permit request from Dalbir Singh (property owners: Dalbir and Gurjeet Singh), for allow a single family residential use in the Retail Commercial zoning district, located at 3140 East Nye Lane, APN 008-191-08, based on findings and subject to 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 considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with any Building Permit application:

5. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
6. All repairs, replacements and alterations must have proper building permits and comply with 2010 International Building Code, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
7. This will be a change of occupancy and all modifications must be in compliance with a residential occupancy.
8. All work must to be completed by a licensed contractor.
9. All contractors are required to carry state and local licenses.
10. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada fire code amendments as adopted by Carson City.
11. The Unified Pathways Master Plan identifies East Nye Lane as an existing "shared street" bike facility and Airport Road as a proposed "on street" bike lane. If Public Works requires street frontage improvements as a requirement for this project, both these bike facilities will need to be incorporated into the design.

The following is required for the life of the proposed use:

12. Only one single family residence is allowed within the building. The residence must comply with the definition of Single Family Dwelling as described in Title 18.03 Definitions at all times, including limitations regarding the number of people living on the site. The building shall not be modified to be a two-family or multi-family dwelling.

13. No lighting, signs or advertising of any type or means is allowed to draw attention to the residence as a method to advertise the business on the same parcel. Any advertising must be removed from the building used as a single family residence. All lighting must comply with Development Standards Division 1.3. The residence must function and appear to be a residence, not a business.

13. A home occupation is allowed within the single family residence, but must comply with regulations in Title 18.05.045 Home Occupation.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.130 Retail Commercial (RC) Conditional Uses

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Does the application meet the required findings for approval of a Special Use Permit? Is the proposed modification of a commercial building to a residential use in an existing building in this location compatible with surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial (RC)/electrical contractor's office
EAST: Mobile Home 12,000 (MH12)/ mobile home residence
SOUTH: Mobile Home 12,000 (MH12)/mobile home residence
WEST: Mobile Home Park (MHP)/mobile home park

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X (Areas of minimal flooding)
2. EARTHQUAKE FAULT: Beyond 500 feet, Zone II
3. SLOPE/DRAINAGE: Flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: .48 acre/20,751 square feet
2. EXISTING LAND USE: Convenience Store and empty building
3. STRUCTURE HEIGHT: Existing single story
4. PARKING: Existing. Twenty-one spaces
5. SETBACKS: No change
6. VARIANCES REQUESTED: None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Title 18.04.130 Retail Commercial, a residential use is a conditional use in this zoning district, requiring prior review and approval of a Special Use Permit.

The building under review is located at the corner of Airport Road and East Nye Lane. There is a convenience store on the same lot, to the east of the building under review. This request is to allow the existing building at the corner to be used as a residence, while the convenience store to the east will continue as a business. No change is proposed to the dimensions of the building under review. Modifications to the exterior to remove or modify door and windows, as

well as modification to the interior, to allow the change of occupancy from commercial to residential, will require review and approval of a building permit. The convenience store on the same parcel will continue to provide services to the immediate neighborhood. All signage advertising the business on the same parcel must be removed from the proposed residence as a condition of approval recommended with this report.

The conversion of this building to a residence would be similar to the development of other parcels in the vicinity. There are no curb, gutter or sidewalk improvements in this area on Airport Road or East Nye Lane. It is noted there would be no street improvements or other development of the site, only a conversion of the building from a commercial to residential use. Minor changes to the building to accommodate the change of use will require a building permit review and approval. No change to the dimensions (size) or height of the building is proposed.

A review of the surrounding properties and zoning of the area shows that residential uses are common in this area, although it is zoned Retail Commercial. The underlying Master Plan designation is Mixed Use Residential, which supports the proposed use as residential. The parcels to the east and south of this site are zoned for mobile homes and have been developed with them. The parcel to the west is zoned and developed as a mobile home park. The parcel to the north adjacent to the parcel under review has been developed as a contractor's office with a church north of the office, and a bar to the northwest of this site. The rest of the parcels on both sides of Airport Road, all the way to College Parkway, with one exception, which is zoned Mobile Home 12,000, are in the Retail Commercial zoning district, and were developed as apartments, mobile homes and single family residences. The residential uses, including apartments and mobile home site development or mobile home parks were developed prior to the current zoning restrictions or received Special Use Permit approval for development with residential uses in the Retail Commercial zoning district several years ago.

There is currently advertising on this building directing customers to the business to the east on the same parcel. All signs and other methods of directing customer traffic to the businesses must be removed. The structure must appear in all ways to be a residence. No lighting, signage, or other means of drawing attention to the business on the same parcel will be allowed. Lighting must be residential in nature and must comply with Development Standards Division 1.3. The residence must comply with Title 18.03 Definitions of a Single Family Residence, which state in part: a Single Family Dwelling is a building used to house not more than one family or a group of not more than four unrelated persons living together sharing a non-commercial single dwelling unit and common housekeeping facilities.

PUBLIC COMMENTS: Public notices were mailed to 352 adjacent property owners (31 property owners and 321 residents of three mobile home parks) within 410 feet of the subject site on December 2, 2016 per the requirements of the Carson City Municipal Code and NRS. As of the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 21, 2016, depending on the date of submittal 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 Department:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements and alterations must have proper building permits and comply with 2010 International Building Code, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
3. This will be a change of occupancy and all modifications must be in compliance with a residential occupancy.
4. All work must be completed by a licensed contractor.
5. All contractors are required to carry state and local licenses.

Fire Department:

1. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada fire code amendments as adopted by Carson City.

Engineering Department: No concerns.

Environment Control Authority: No concerns.

Health Department: No concerns.

Parks and Recreation:

1. The Unified Pathways Master Plan identifies East Nye Lane as an existing "shared street" bike facility and Airport Road as a proposed "on street" bike lane. If Public Works requires street frontage improvements as a requirement for this project, both these bike facilities will need to be incorporated into the design.

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 2.2 Expand Housing Variety

2.2a Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable lands use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions, etc.

This request is to modify an existing building from a business use to a residential use. There are two buildings on this parcel. The other building on the site would continue to function as a convenience store. The surrounding parcels have a mix of housing types, but are primarily

mobile homes and apartments. The proposed change of occupancy would be to a single family residence on the same site as the convenience store business, which provides retail services to the surrounding neighborhood.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

This proposal is to allow a change of occupancy of an existing building from a business use to a residential use. No changes to the dimensions of the building are proposed. Changes may be instituted on the interior and exterior of the building to make it appear more as a house rather than a business, but no detriment is anticipated as a result of these minor modifications. The surrounding properties, with four exceptions (the convenience store on the same property, the contractor's office then church on the adjacent property to the north, and the bar to the northwest) are all residential uses. The use of the property as a residence is not likely to cause any disruptions of peaceful enjoyment of the adjacent neighborhoods. No harmful or adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity are anticipated.

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

The convenience store which is located on the same parcel will be likely to continue to generate traffic and physical activity. No increase in this activity is anticipated with the requested change of use in the building under review.

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

The site is currently served by public services and facilities. It is anticipated a family will be living in the residence. There may be children in this family who will need to attend school. A single family being added to the school district attendance will not overburden the school district. No change is proposed to the dimensions of the building. Modification of the interior layout of the building and possible changes to the appearance of the exterior is proposed. These changes will not adversely affect any public services or facilities.

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

The purpose of the Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone.

The proposed use of a residence in the Retail Commercial zoning district, at a location with an adjacent convenience store on the same parcel is in compliance with the stated purpose of the district. The proposed use is to be conducted with a building. A residential use appears in the Retail Commercial zoning district as a conditional use, requiring prior review and approval of the use by Special Use Permit by the Planning Commission. The applicant is complying with these

requirements with this submission.

A change of use from commercial to residential is proposed in a location surrounded primarily by residences (mobile homes and apartments), with the exceptions being a convenience store serving the local area on the same parcel, a nearby bar, church and adjacent contractor's office.

6. The use will not be detrimental to the public health, safety, convenience and welfare.

The proposed conversion of the business building to a residence is not anticipated to be detrimental to the public health, safety, convenience and welfare. No additional business use beyond the existing convenience store is being conducted on the site. The convenience store will continue.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The modification of a building from a business use to a residential use is not anticipated to result in material damage or prejudice to other properties in the vicinity. The majority of surrounding properties are also residential in nature. This building would be in compliance with these uses. The convenience store on the same parcel would continue to provide services to the surrounding properties. Interior modifications and possible minor changes to the exterior of the building are proposed. No change to the dimensions (area) or height of the building are proposed.

Attachments:

- Site Photos
- Building Department comment
- Engineering Department comment
- Fire Department comment
- Health Department comment
- Environmental Control comment
- Parks & Recreation comment
- Area Zoning Map
- Area Master Plan Map
- Application (SUP-16-182)





November 14, 2016

Building

SUP-16-182:

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 2012 International Building Code, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
3. This will be a change of occupancy.
4. All work will have to be complete by a license contractor.
5. All Contractors are required to carry state and local license.

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

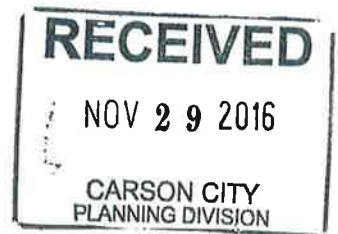
Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



**Engineering Division
Planning Commission Report
File Number SUP 16-182**

TO: Planning Commission

FROM: Stephen Pottéy – Development Engineering Department

DATE: November 29, 2016 **MEETING DATE:** December 21, 2016

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Dalbir & Gurjeet Singh to allow single family residential use in retail commercial zoning at 3140 East Nye Lane, aprn 008-191-08.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use requests. The Engineering Division offers no conditions of approval.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

November 23, 2016

Fire

SUP 16-182:

1. Project must comply with the 2012 IFC and Northern NV fire code amendments as adopted by Carson City.

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

DEC 06 2016

CARSON CITY
PLANNING DIVISION

December 6, 2016

SUP-16-182

Health

Health and Human Services

No concerns with application as submitted.

Dustin Boothe



December 7, 2016

Re: # SUP – 16-182

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 – 16-182@3140 East Nye Lane request.:

1. ECA has no comments concerning this project.

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

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

December 5, 2016



SUP-16-182

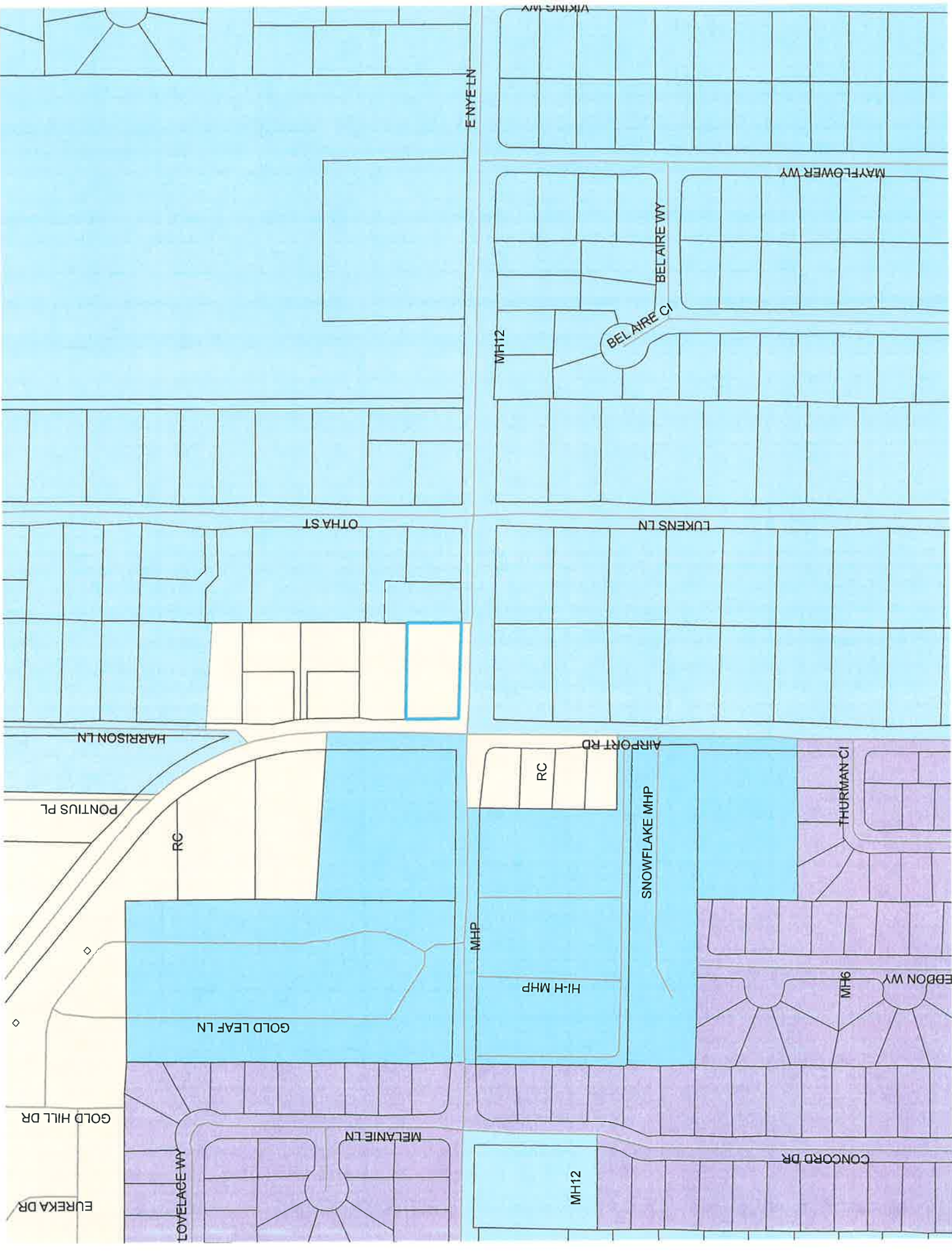
Parks & Rec

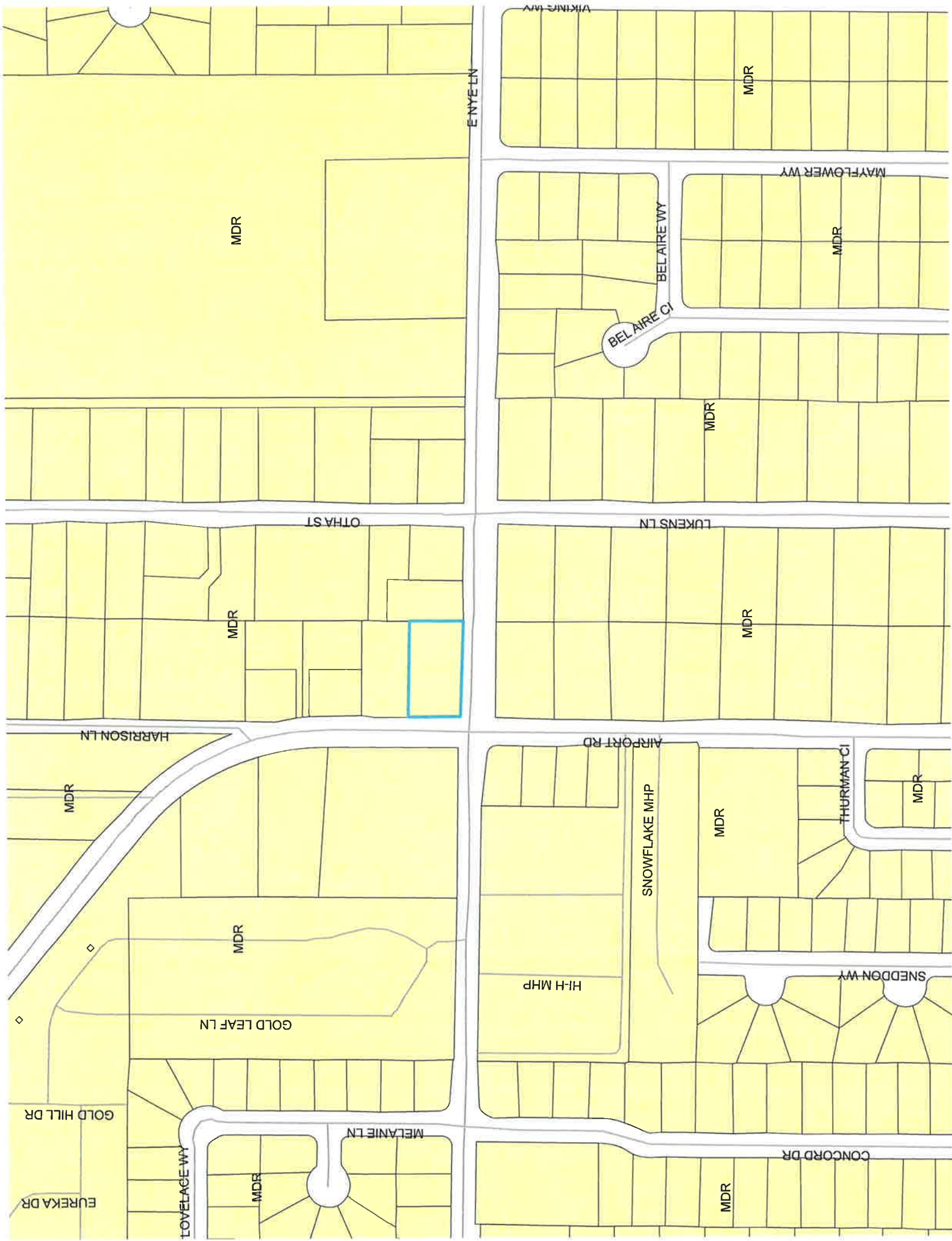
Our department has the following comment on the above referenced SUP.

1) The Unified Pathways Master Plan identifies East Nye Lane as an existing "shared street" bike facility and Airport Road as a proposed "on street" bike lane's. If Public Works requires street frontage improvements as a requirement for this project, both these bike facilities will need to be incorporated into the design.

Thank you,
Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org





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

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

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

+ noticing fee

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.

FILE # SUP - 16 - 182

APPLICANT PHONE #
DALBIR SINGH 775-315-7928

MAILING ADDRESS, CITY, STATE, ZIP
3150 E. NYE LN, CARSON CITY NV 89706

EMAIL ADDRESS
dalbirs1979@yahoo.com

PROPERTY OWNER PHONE #
DALBIR SINGH 775-315-7928

MAILING ADDRESS, CITY, STATE, ZIP
3150 E. NYE LN, CARSON CITY NV 89706

EMAIL ADDRESS
dalbirs1979@yahoo.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

008-191-08

Street Address ZIP Code

3140 EAST NYE LANE, CARSON CITY, NV 89706

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

RC - Retail Commercial

Nearest Major Cross Street(s)

AIRPORT ROAD

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: 18.04.130 - RETAIL COMMERCIAL, or Development Standards, Division, Section, a request to allow as a conditional use is as follows: The Carson City Municipal Code does not list Single Family Residence as a "Primary Permitted Use" within the

Retail Commercial Zoning District. Residential use can be permitted if a Special Use Permit is approved. I also own the adjacent One Stop Food Mart. I am requesting Residential Use of the existing structure. If approved, a shower and kitchen will be added and all sleeping spaces will be code compliant.

PROPERTY OWNER'S AFFIDAVIT

I, DALBIR SINGH, 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 Dalbir Singh

3150 E. NYE LN, CARSON CITY NV 89706
Address

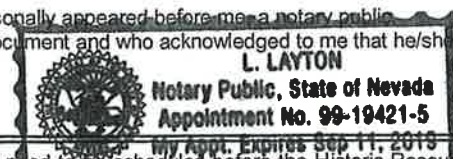
November 10, 2016
Date

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

STATE OF NEVADA
COUNTY

On Nov. 10, 2016, Dalbir Singh, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



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

ACKNOWLEDGMENT OF APPLICANT

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

Dalbr Singh

Applicant

11-10-16

Date

SPECIAL USE PERMIT APPLICATION

DALBIR SINGH: OWNER
3150 East Nye Lane, Carson City, Nevada 89706
Assessor Parcel Number: 008-191-08

SPECIAL USE PERMIT – FINDINGS

GENERAL REVIEW OF PERMITS:

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

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

Response: Per the Carson City Land Use Master Plan, adopted April 6, 2004 and updated April 14, 2011, the specific property and surrounding properties are designated Medium Density Residential (3-8 du/ac). It would be assumed allowing/permitting conversion of the existing structure to residential use would be consistent with the current Master Plan. Residential zoning is adjacent to the west, south west, south and east of the property. Retail Commercial zoning is adjacent, and contiguous to the north property line. The structure meets all adopted Carson City setback and parking requirements. Many of the Master Plan checklist items are not applicable to this application.

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

Response: As mentioned above all adjacent zoning to the property is currently zoned for residential use, except for the adjacent/contiguous property to the north which is Retail Commercial. The provides residential use directly adjacent to the One Stop Food Mart which is also owned by the applicant. This provides for 24-hour supervision of the store and property. The entire structure will be utilized for residential use. However, the building's existing exterior will remain, this may facilitate return to commercial use some time in the future.

Residential use of the existing building will not be detrimental to adjacent property owners, since all but one of the adjacent properties are currently zoned for residential use.

The approval of this application will have no impact on any existing infrastructure; pedestrian & vehicular traffic. There is a possibility of reduced impacts.

The building may be reconverted to commercial use as need increases. The building has been listed for lease for several months without any offers to lease.

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

Response: The School District will not be impacted by this approval. One child will live in the new residence.

Drainage will not be impacted beyond the current use, which accommodated with existing drainage infrastructure.

Water and sanitary sewer services will not be adversely impacted. A shower will be added to the existing restroom and a kitchen sink will be installed.

There are no site improvements requested, or required, to obtain approval.

The existing parking exceeds Carson City Code Requirements.

The building has been advertised for lease for several months, to date no serious proposals for lease have been received. It is the desire to convert the structure to residential use for both economic reasons and adjacent to the existing One Stop Food Mart. As a startup business, the convenience of living adjacent to the business is desirable. It also permits for better security and longer open hours.

Consideration of this application is appreciated in advance.



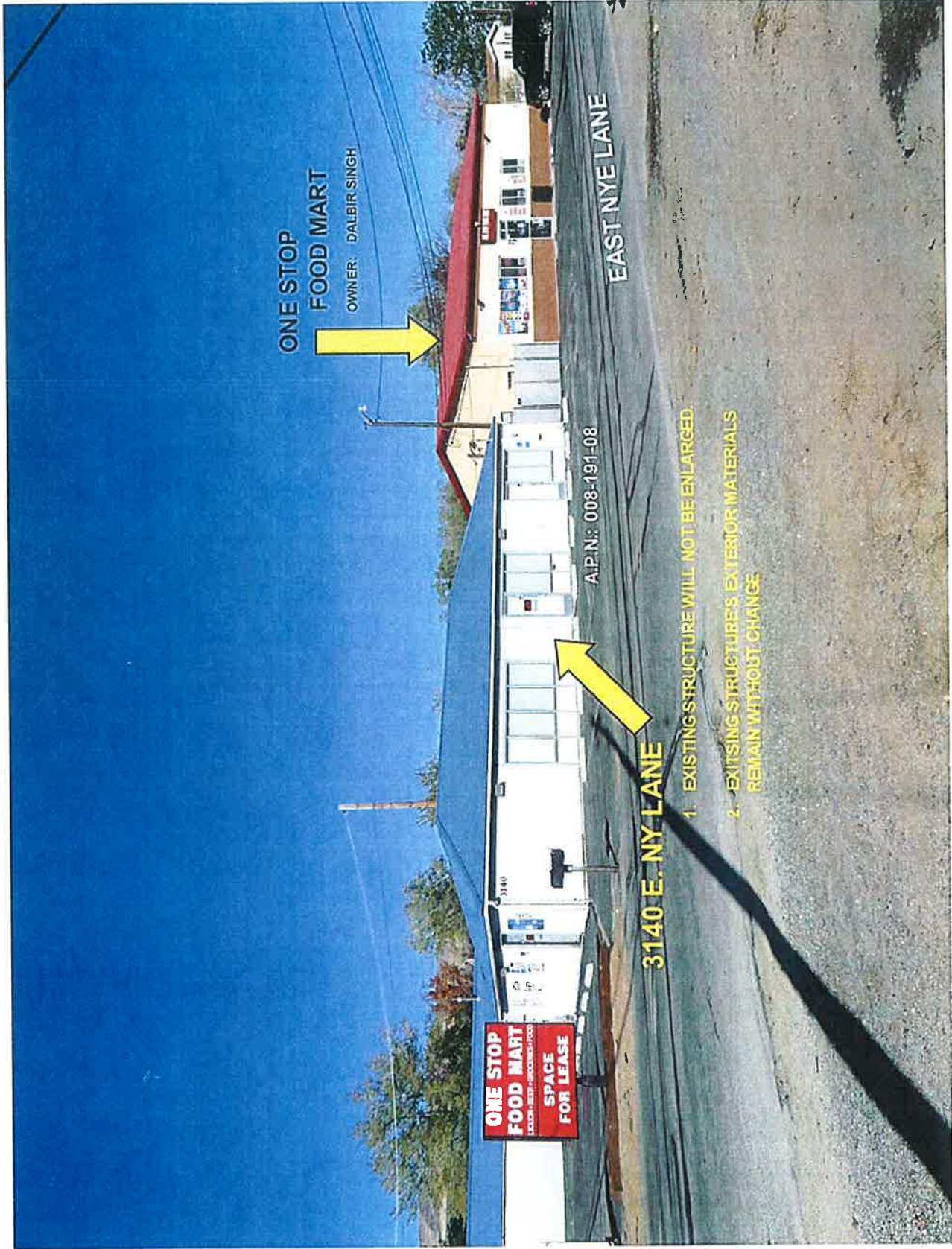
REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

SITE AERIAL
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

OWNER:
MAILING ADDRESS:

PHONE NUMBER:
APN:
PROJECT TITLE:

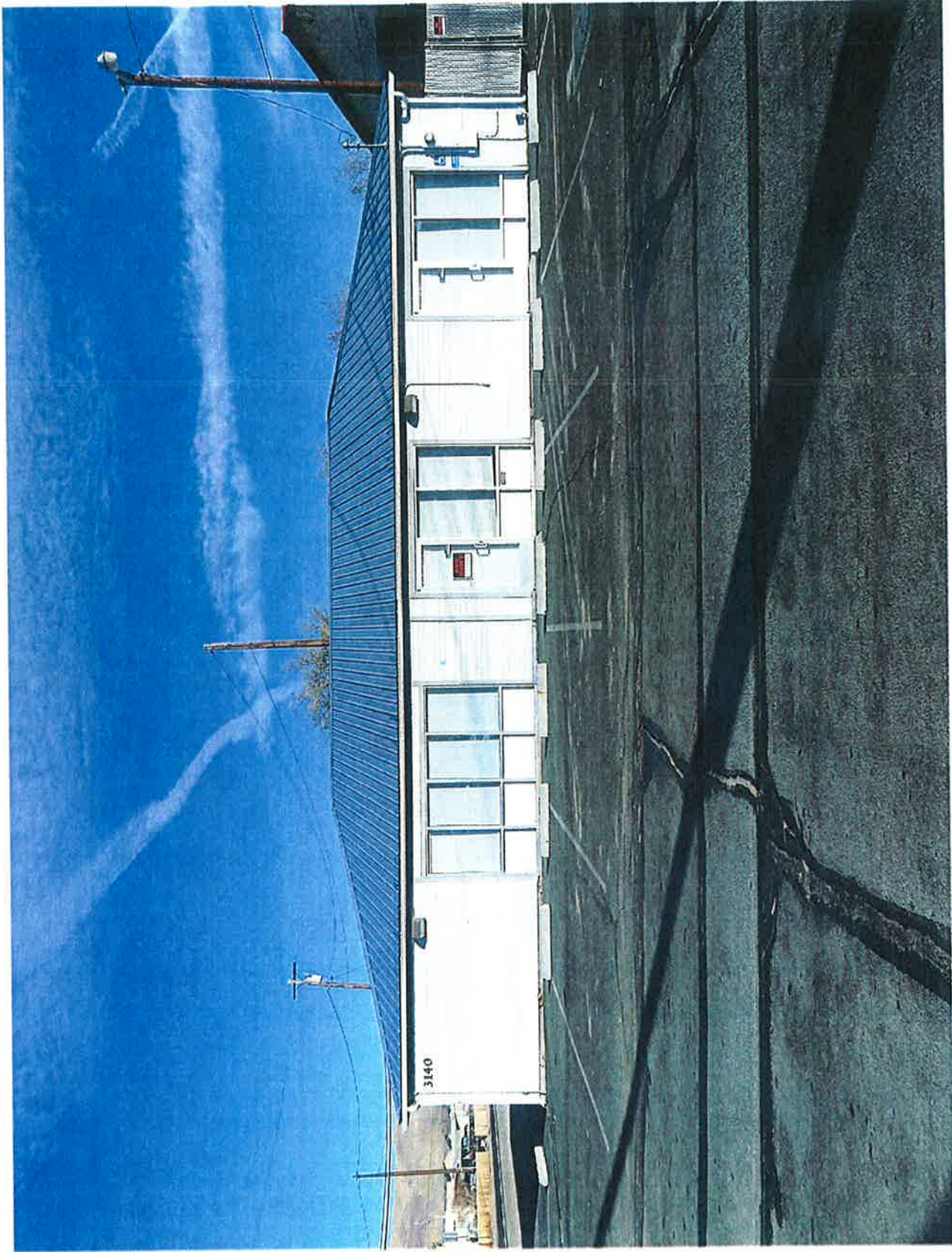
DALBIR SINGH
3150 E. NYE LANE
CARSON CITY, NV 89706
775-315-7928
008-191-08
SPECIAL USE PERMIT



OWNER: DALBIR SINGH
MAILING ADDRESS: 3150 E. NYE LANE
PHONE NUMBER: CARSON CITY, NV 89706
APN: 775-316-7928
PROJECT TITLE: 008-191-08
SPECIAL USE PERMIT

FRONT ELEVATION PHOTO
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE



REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE- 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

SOUTH ELEVATION
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APR
PROJECT TITLE:

DALBIR SINGH
3150 E NYE LANE
CARSON CITY, NV 89706
775-315-7928
808-191-08
SPECIAL USE PERMIT



REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

WEST ELEVATION
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APR
PROJECT TITLE:

DALBIR SINGH
3150 E. NYE LANE
CARSON CITY, NV 89706
775-315-7928
908-191-08
SPECIAL USE PERMIT



REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 31400 EAST NYE LANE - LOCATION
INDICATED ABOVE

EAST ELEVATION
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBER SINGH - OWNER

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APN:
PROJECT TITLE:

DALBER SINGH
3150 E NYE LANE
CARSON CITY, NV 89706
775-315-7428
808-191-08
SPECIAL USE PERMIT

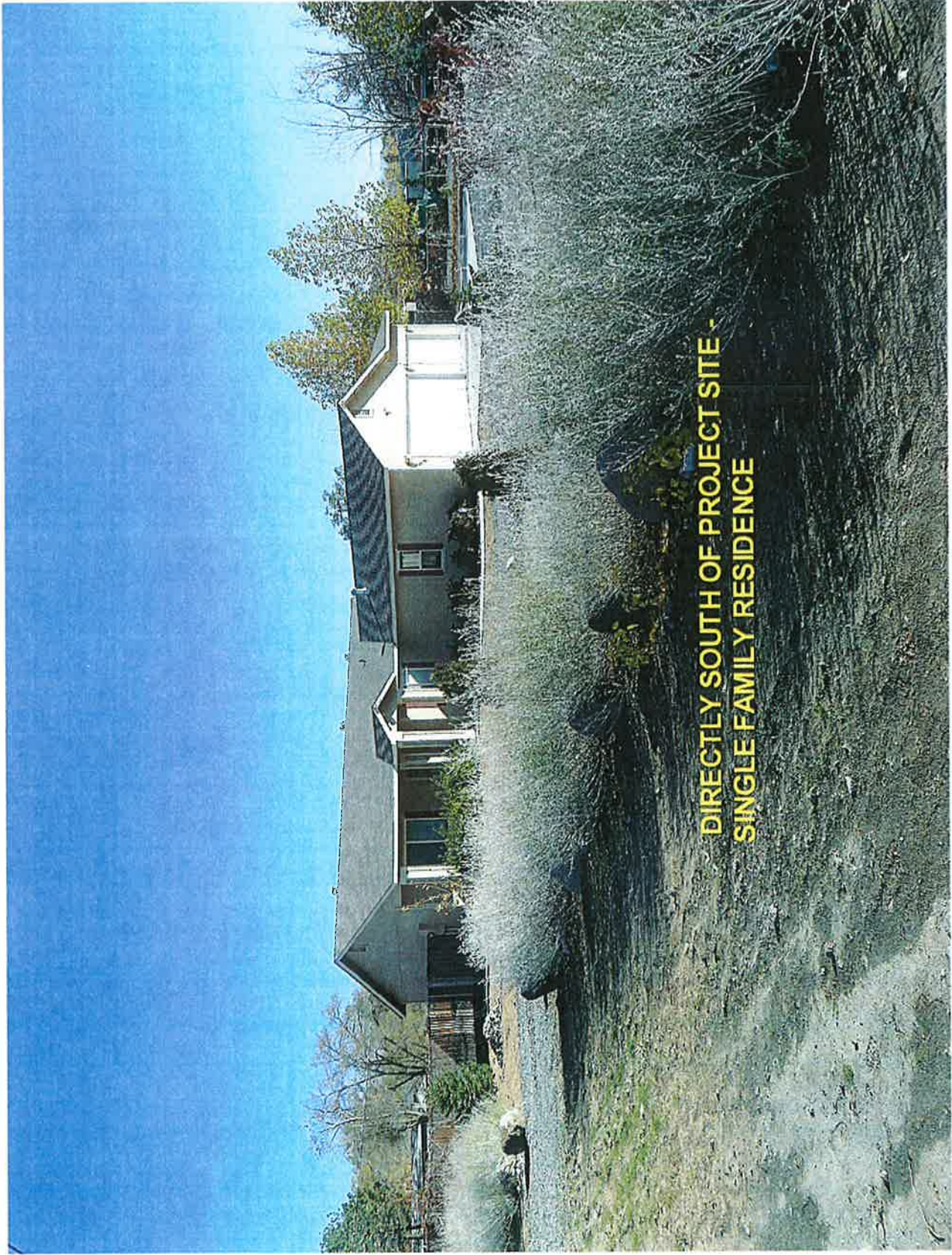


REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

LOOKING SOUTH WEST
INTERSECTION AIRPORT RD & NYE LN
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APN:
PROJECT TITLE:

DALBIR SINGH
3150 E NYE LANE
CARSON CITY, NV 89706
775-315-7923
008-191-00
SPECIAL USE PERMIT



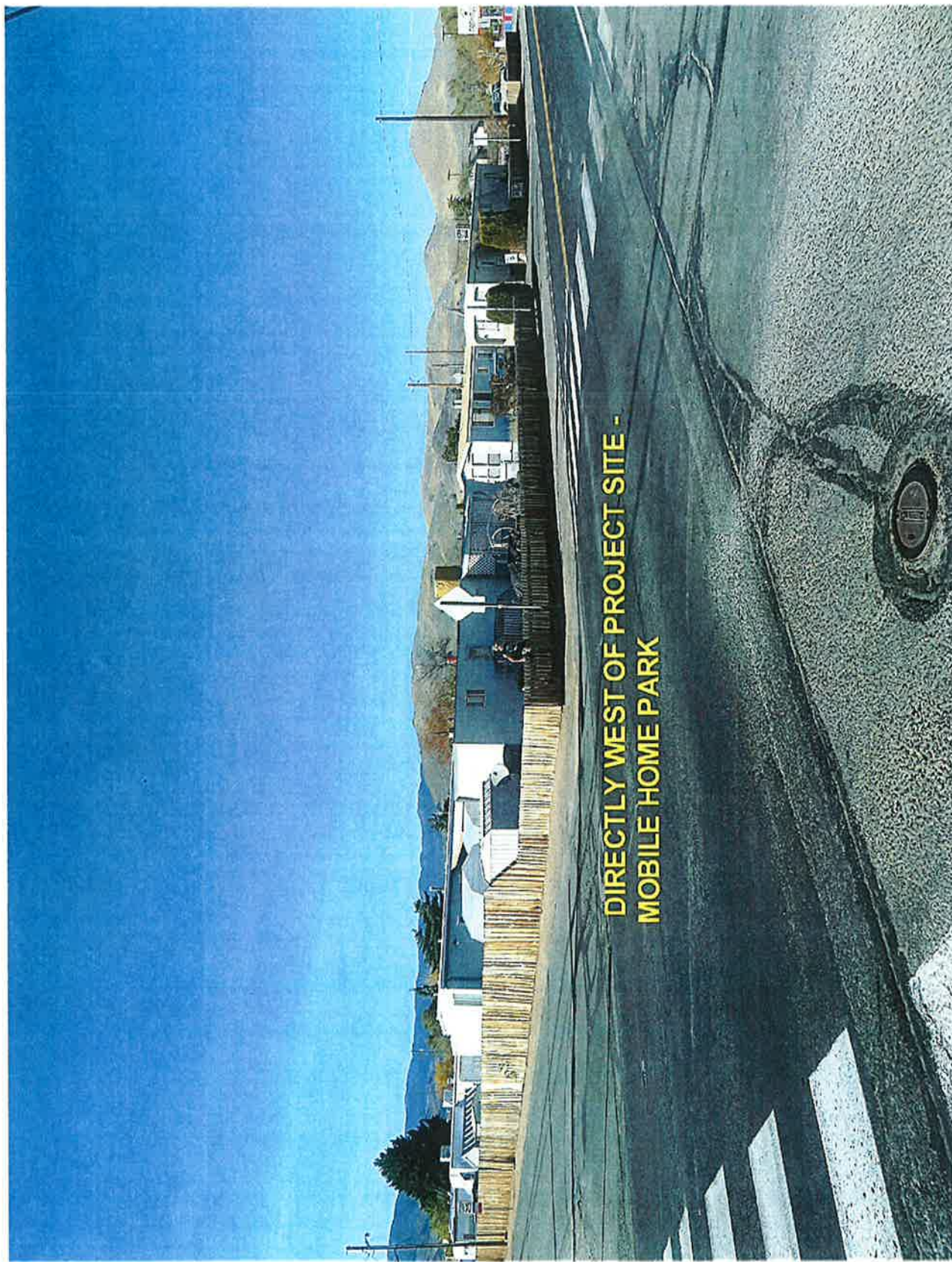
**DIRECTLY SOUTH OF PROJECT SITE -
SINGLE FAMILY RESIDENCE**

REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

2981 AIRPORT ROAD
A.P.N. 060-211-01

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APN:
PROJECT TITLE:

DALBER SINGH
3150 E. NYE LANE
CARSON CITY, NV 89706
775-315-7923
060-191-02
SPECIAL USE PERMIT



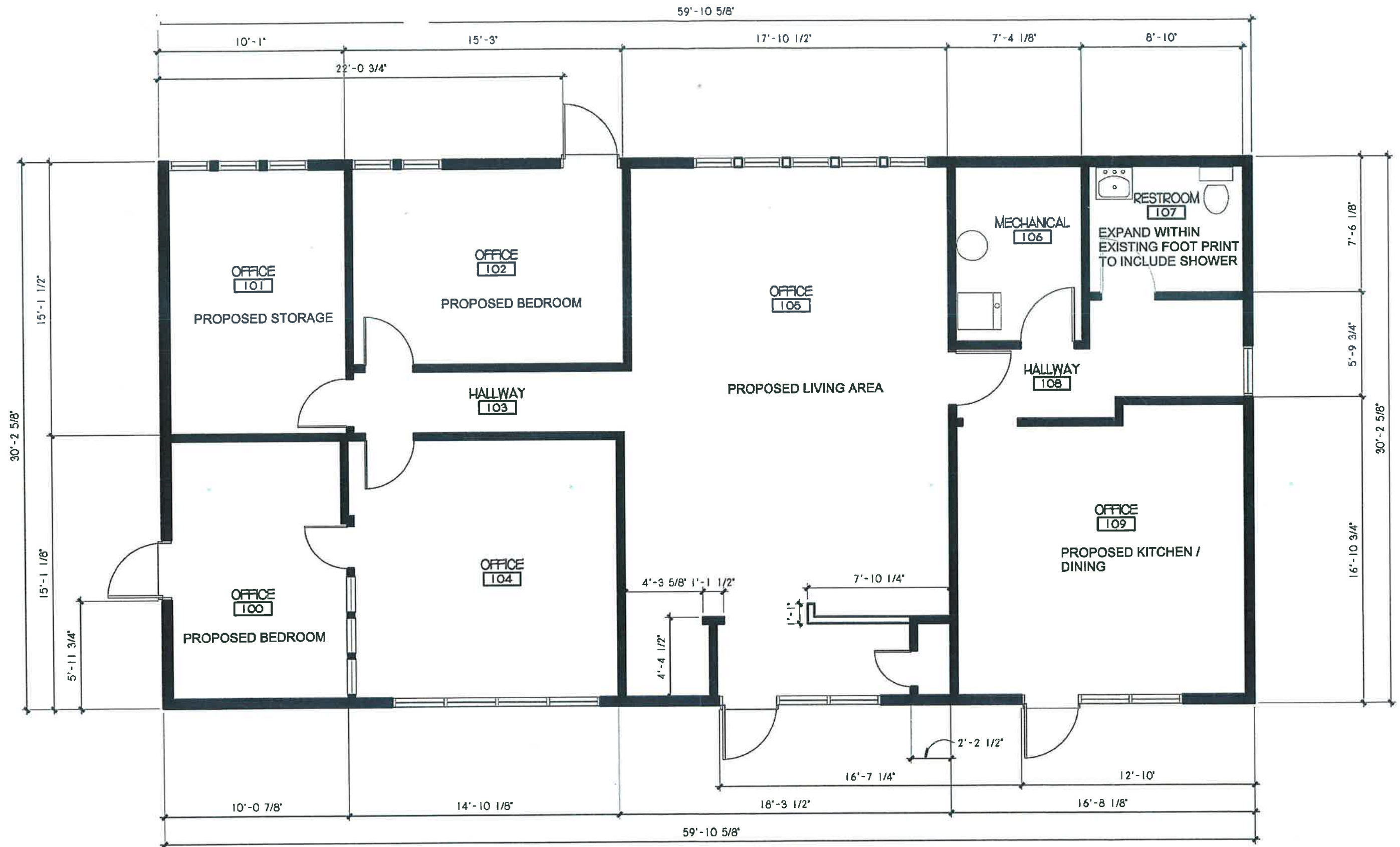
**DIRECTLY WEST OF PROJECT SITE -
MOBILE HOME PARK**

**LOOKING NORTHWEST INTERSECTION OF
AIRPORT ROAD & EAST NYE LANE
A.P.N. VARIOUS**

**REQUEST TO PERMIT CONVERSION OF
EXISTING OFFICE SPACE INTO A SINGLE
FAMILY RESIDENCE- 3140 EAST NYE
LANE - LOCATION INDICATED ABOVE**

**OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APN:
PROJECT TITLE:**

**DALBR SINGH
3160 E. NYE LANE
CARSON CITY, NV 89706
775-315-7928
008-191-08
SPECIAL USE PERMIT**



FLOOR PLAN (e)

SC: NOT TO SCALE



REQUEST TO PERMIT CONVERSION OF EXISTING
OFFICE SPACE INTO A SINGLE FAMILY
RESIDENCE: 3140 EAST NYE LANE - LOCATION
INDICATED ABOVE

EXISTING FLOOR PLAN
3150 EAST NYE LANE, CARSON CITY, NEVADA 89706
DALBIR SINGH - OWNER

OWNER:
MAILING ADDRESS:
PHONE NUMBER:
APN:
PROJECT TITLE:

DALBIR SINGH
3150 E. NYE LANE
CARSON CITY, NV 89706
775-315-7928
008-191-08
SPECIAL USE PERMIT