

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2017

FILE NO: SUP-17-012

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from Philip Stewart, (property owner: South Carson Lands, LLC) for a Special Use Permit to allow a hotel on property split-zoned Multi-Family Apartment (MFA) and General Commercial (GC) where the use is allowed in only one of the zoning districts, and to allow a height that exceeds the maximum allowed in the zoning districts.

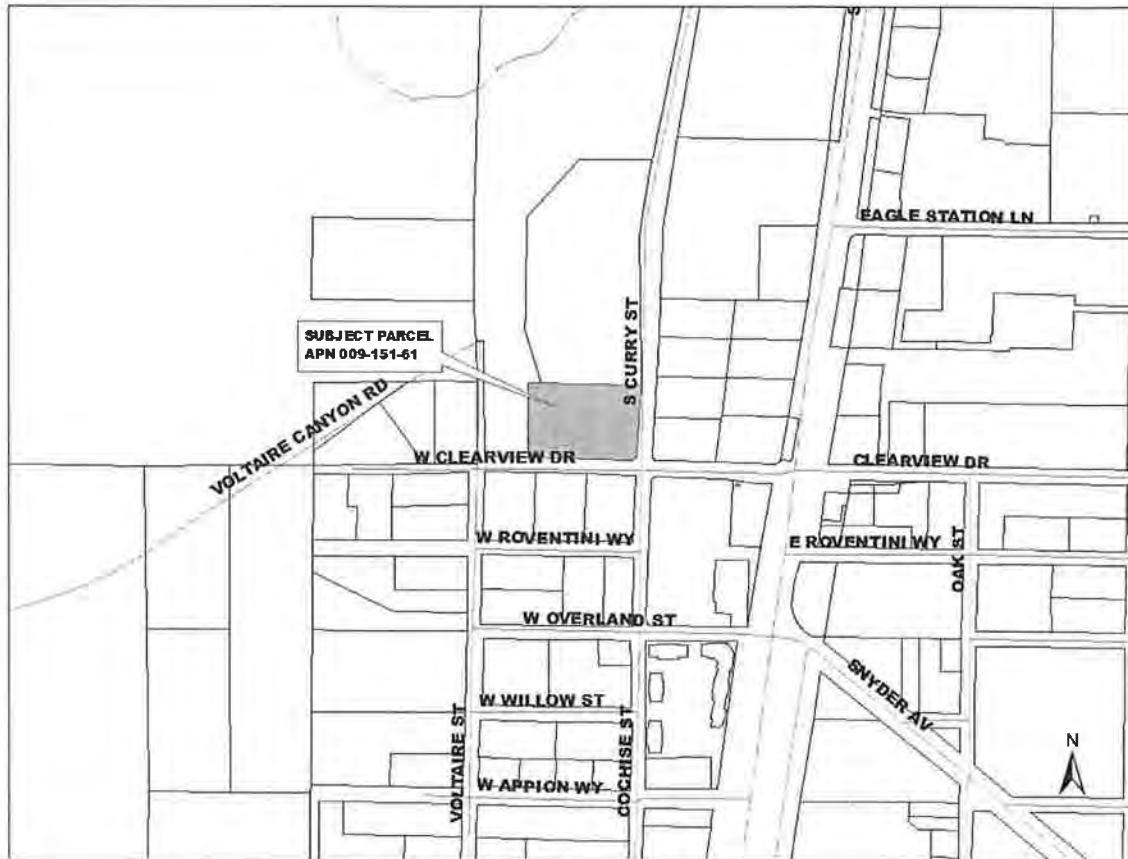
APPLICANT/AGENT: Philip Stewart

OWNER: South Carson Lands, LLC

LOCATION: 4040 S. Curry Street

APN: 009-151-61

RECOMMENDED MOTION: "I move to approve SUP-17-012, a request from Philip Stewart, (property owner: South Carson Lands, LLC) for a Special Use Permit to allow a hotel on a property split-zoned Multi-Family Apartment and General Commercial and to allow a height that exceeds the maximum allowed in the zoning districts, located at 4040 S. Curry Street, APN 009-151-61, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The 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 within one year and no extension granted, the permit shall become null and void.
5. The buildings shall not exceed a total height of 55 feet measured from lowest adjacent grade, per the maximum allowable height for buildings of Type II B and Type III B construction per 2012 IBC Table 503.
6. Construction shall be performed only during the following hours: from 7:00 am until 7:00 pm Monday through Friday, and from 8:00 am until 5:00 pm, Saturdays and Sundays.
7. All exterior lighting shall be directed downward, not outward or upward, and shall be installed to prevent spillover lighting onto adjoining properties and glare to the sky. The height of light standards, light poles and wall pack lighting when adjacent to residential zones is limited. All exterior lighting shall comply with the requirements listed in Development Standards Division 1.3 Lighting Standards.
8. The landscape plan must demonstrate compliance with the landscape standards of Development Standards Division 3 Landscaping.
9. Hotel rooms are to be used on a transient basis only, for less than a total of 28 consecutive days as the length of stay.
10. Gaming is limited to no more than 15 slot machines.
11. All on-site overhead utility lines will need to be placed underground.
12. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
13. All construction improvements must meet the requirements of Carson City and State of Nevada codes and Development Standards.
14. The hotel will need to meet all applicable requirements in Nevada Revised Statutes Chapter 447 and Nevada Administrative Code 447.

15. The pool/spa will need to meet all applicable requirements in Nevada Revised Statutes Chapter 444 and Nevada Administrative Code 444.
16. The food service operation will need to meet all applicable requirements in Nevada Revised States Chapter 446 and Nevada Administrative Code 446.
17. Water connection fees for additional estimated water use must be paid at the time of improvement plans.
18. Any disturbed areas that are not to be landscaped must be reseeded with native brush.
19. Fire water, domestic water, and irrigation water lines must all have backflow prevention devices installed.
20. A wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. This project is near a zone split, so the analysis must look at receiving water from both zones. One of the zones has low pressure, 40 psi, which meets minimum pressure requirements, but may not be sufficient for this size project due to head losses, so head losses must be analyzed.
21. Half street improvements will be required along the W Clearview Drive street frontage.
22. A recorded agreement must be submitted to ensure legal access to the parcel to the north prior to issuance of a building permit.
23. If facility will be preparing food at this facility a properly sized grease interceptor will be required per CCMC 12.06 and Appendix 18 Division 15.
24. The floor drain located in the outside trash containment pad(s) that serves the kitchen waste stream will also be required to be connected to a grease interceptor. CCMC Appendix 18 Division 15
25. Include all calculations used in the sizing these interceptors during the building plan submittal phase of this project. Sizing requirements and Tables are found in the 2012 UPC Chapters 7 & 10.
26. If the laundry for this facility will be done onsite, laundry facility will need to meet all Federal, State, and Local sewer discharge limits. Please note there might be additional surcharge(s) in sewer rates caused from the higher BOD & Suspended Solids to the sewer system. CCMC 12.06.421
27. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC).
28. The existing bike lanes along South Curry Street are part of the City's "on street" bicycle system identified in the Unified Pathways Master Plan (UPMP). In addition, West Clearview Drive is identified as an existing "shared street" bicycle facility. Both of these bicycle facilities need to remain in place as a part of the proposed project.

29. The half street improvements along West Clearview Drive are to include a bike lane.
30. The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system. The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system.
31. It will be the developer's responsibility to maintain all landscaping within the public road right-of-ways adjacent to the property, and on-site landscape areas associated with the proposed development.
32. The developer shall incorporate language in the construction documents and specifications that require best management practices to reduce the spread of noxious weeds. The Parks Department is available to assist with this aspect of their plan.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits, CCMC 18.04.020.6 Determination of Districts, CCMC 18.04.105 Multi-Family Apartment (MFA), CCMC 18.04.135 General Commercial (GC), CCMC 18.04.190 Residential Districts Intensity and Dimensional Standards and CCMC 18.04.195 Non-residential Districts Intensity and Dimensional Standards

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: General Commercial (GC) and Multi-Family Apartment (MFA)

KEY ISSUES: Will the proposed hotel with 95 rooms and the requested height of 55 feet be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Multi-Family Apartment (MFA) and General Commercial (GC)/theater parking area

EAST: General Commercial (GC)/vacant

WEST: Multi-Family Apartment (MFA)/vacant

SOUTH: Single Family 1 Acre (SF1A), Retail Commercial (RC)/residential, shopping center

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)

EARTHQUAKE FAULT: Zone III moderate potential, fault within 500 feet

SLOPE/DRAINAGE: slopes northwest to southeast

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 3.09 acres/134,600 square feet

SETBACKS: Front (east) 6 feet business collector landscape area, 172 feet provided

Street Side (south) 30 feet, 45 feet provided

Side (north) 10 feet, 20 feet provided

Rear (west) 20 feet, 170 feet provided

STRUCTURE SIZE: 13,775 square foot footprint, four stories

STRUCTURE HEIGHT: allowed 45 feet, proposed at 55 feet overall

PARKING: 120 spaces required/121 spaces provided

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

MPR-16-107: On October 4, 2016 a Major Project Review was held to discuss a proposed four-story hotel with 95 guest rooms and an overall height of 55 feet.

DISCUSSION:

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

- Title 18.04.020.6.d: A use which is allowed on only one of the zoning districts on a split-zoned parcel requires prior approval of either a Zone Map Amendment or a Special Use Permit.
- Title 18.04.105 Multi-Family Apartment (MFA) and Title 18.04.135 General Commercial (GC): A hotel is an allowed use in the General Commercial zoning district. This is a split-zoned parcel. The second zoning district is Multi-Family Apartment. A hotel is not an allowed or conditional use in this zoning district. Therefore, review and approval of a Special Use Permit to allow a use which is only allowed in one of the two zoning districts is required.
- CCMC 18.04.190 Residential Districts Intensity and Dimensional Standards and CCMC 18.04.195 Non-residential Districts Intensity and Dimensional Standards: A request for additional height requires review and approval of a Special Use Permit. The height limitation in both zoning districts is 45 feet. The applicant is requesting an increase in height to 55 feet.

The applicant is seeking to construct a four story, 95 guest room hotel. The hotel is anticipated to employ fifteen employees during its largest shift, thus will supply 121 on-site parking spaces. Access will be provided via a new driveway on Clearview Drive as well as via an existing driveway on South Curry Street, which currently serves the movie theater to the north. A joint access agreement will be required, and the applicant has provided a draft with the application for a Special Use Permit.

The building design, although a single building, is broken down into a variety of asymmetrical forms, thus reducing the overall scale of the building. Parapet walls have varying heights and character. Exterior building materials will include masonry, stucco, fiber cement, metal siding, and stone masonry at the base. Exterior colors will be warm earth tones consisting of beige, tan, green, and terra cotta.

In terms of outdoor amenities, a patio will be located to the east of the proposed building, and a swimming pool with associated decking will be located to the west of the proposed building. A preliminary landscaping plan, as well as lighting cut sheets and a photometric survey have been submitted.

The proposed hotel will be a TownPlace Suites by Marriott, which is an "extended stay" type of hotel, and rooms may have small kitchenettes which include a sink, small stove, refrigerator and microwave. Larger rooms may also have a dining room table. The applicant is not proposing a length of stay which would exceed 28 days. Under CCMC, the use is considered a Hotel or Hotel Suites as the stay is limited to less than 28 days.

The number of parking spaces to be provided is calculated in compliance with the following:

One parking space per guestroom, plus one parking space for each ten guest rooms, plus one additional parking space for each employee on the largest shift. The applicant has provided 95 spaces for guest rooms, 10 spaces for the additional spaces required for guest rooms, and anticipates the number of employees on the largest shift to be 15, a total of 120 spaces required, and have proposed 121 parking spaces.

The applicant has not requested gaming as a part of this application. Limited gaming for a maximum of 15 slot machines is allowed outright in the General Commercial zoning district without additional review.

It is noted the Galaxy Theater which is located on the parcel directly to the north of this site, was approved under Special Use Permit review SUP-06-088 with an overall height of 62 feet, and the Marriott Courtyard Hotel, reviewed under the same Special Use Permit, was approved for an overall height of 53 feet.

PUBLIC COMMENTS: Public notices were mailed to 34 property owners within 750 feet of the subject site on March 10, 2017. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, 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. Request for an allowable height of 55 feet is the maximum allowable height for buildings of Type II B and Type III B construction per 2012 IBS Table 503.

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. Project will require fire sprinklers.
3. Project will require a fire alarm.
4. Project will require standpipes.
5. Project may require additional fire hydrants based on the final design.
6. Fire access lanes are to be a minimum 20 feet wide except for areas for arterial fire apparatus which as 26 feet wide.
7. Outdoor BBQ's are prohibited from using solid fuel.
8. Fire lanes shall be designed and marked on fire access lanes adjacent to the building.

Engineering Division:

1. No preference or objection to the special use request. All construction improvements must meet the requirements of Carson City and State of Nevada codes and Development Standards.
2. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
3. Water connection fees for additional estimated water use must be paid at the time of improvement plans.
4. Any disturbed areas that are not to be landscaped must be reseeded with native brush.
5. Fire water, domestic water, and irrigation water lines must all have backflow prevention

devices installed.

6. A wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. This project is near a zone split, so the analysis must look at receiving water from both zones. One of the zones has low pressure, 40 psi, which meets minimum pressure requirements, but may not be sufficient for this size project due to head losses, so head losses must be analyzed.
7. Half street improvements will be required along the W Clearview Drive street frontage.
8. A recorded agreement must be submitted to ensure legal access to the parcel to the north.

Health Department:

1. Plans will need to be submitted to the Carson City Building Department for review prior to construction.
2. The hotel will need to meet all applicable requirements in Nevada Revised Statutes Chapter 447 and Nevada Administrative Code 447.
3. The pool/spa will need to meet all applicable requirements in Nevada Revised Statutes Chapter 444 and Nevada Administrative Code 444.
4. The food service operation will need to meet all applicable requirements in Nevada Revised States Chapter 446 and Nevada Administrative Code 446.

Parks and Recreation Department:

1. The existing bike lanes along South Curry Street are part of the City's "on street" bicycle system identified in the Unified Pathways Master Plan (UPMP). In addition, West Clearview Drive is identified as an existing "shared street" bicycle facility. Both of these bicycle facilities need to remain in place as a part of the proposed project.
2. The applicant needs to coordinate half street improvements with Public Works/City Engineering to create bike lanes on the road west of Curry Street. This is to provide connectivity from the development to the City's "on street" bicycle system located on Curry Street and West Clearview Drive.
3. The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system. The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system.
4. It will be the developer's responsibility to maintain all landscaping within the public road right-of-ways and common landscape areas associated with the proposed development.
5. The developer shall incorporate language in the construction documents and specifications that require best management practices to reduce the spread of noxious weeds. Our department would be willing to assist the developer with this aspect of their plan.

Environmental Control:

1. If facility will be preparing food at this facility a properly sized grease interceptor will be required per CCMC 12.06, and Appendix 18 Division 15.
2. The trash enclosure that serves kitchen waste stream will also be required to be connected to a grease interceptor. CCMC Appendix 18 Division 15
3. Please include all calculations used in the sizing these interceptors during the building plan submittal phase of this project. Sizing requirements and Tables are found in the

2012 UPC Chapters 7 & 10.

4. If the laundry for this facility will be done onsite, laundry facility will need to meet all Federal, State, and Local sewer discharge limits. Please Note* There might be additional surcharge(s) in sewer rates caused from the higher BOD & Suspended Solids to the sewer system. CCMC 12.06.421
5. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC).

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

1. *Will be consistent with the objectives of the Master Plan elements*

The subject property is designated as Mixed Use Commercial (MUC.) Uses associated with this designation are commercial, retail and offices. Staff finds the requested use to be consistent with this designation.

Goal 1.1 of the Master Plan states "Promote the efficient use of available land and resources."

Associated policies discuss directing growth to areas that can be served with urban services including water and sewer. The subject site is an infill area with infrastructure available.

Goal 1.2 of the Master Plan is to promote infill and redevelopment in targeted areas. Areas designated for mixed-use development along the City's major gateway corridors are considered Moderate Priority Areas for infill development (downtown is the high priority area.)

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.*

The hotel use with minimal exterior areas will not be detrimental to surrounding properties or the general neighborhood. The hotel is anticipated to contribute to the economic vibrancy of the area by placing more people near the commercial, retail, and restaurants in the area. Site improvements will prevent the dust that is realized with unimproved land, and the lighting will be "dark sky compliant," thus avoiding the adverse impacts of glare.

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

The applicant submitted a letter regarding trip generation, concluding there would be a total of 470 average daily trips associated with the use. The proposed project will utilize an existing driveway on South Curry Street, and make half-street improvements, including a sidewalk, on Clearview Drive. Given these low traffic volumes, the capacity of the roadway system in this area, and the required improvements on Clearview Drive, there will be not detrimental effect on vehicular or pedestrian traffic.

4. *Will not overburden existing public services and facilities, including schools,*

police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposed use will not overburden existing public services and facilities. The Sheriff has confirmed that he has capacity to serve the use and does not anticipate an adverse impact on the provision of services. Given the nature of the use, the school system will not be impacted. The Fire Department has provided proposed conditions of approval to address its concerns. These conditions are included in the staff's recommendation on the proposed Special Use Permit. Engineering staff has advised of the availability of water and sanitary sewer. Staff has recommended roadway improvements along Clearview Drive to provide for adequate public road infrastructure to serve the site.

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 proposed use is designed to meet the architectural design, site design, and lighting design guidelines provided in the City's Development Standards.

The proposed use is also designed to meet the parking requirements for the use.

All setback requirements are met.

The subject property has both General Commercial zoning and Multi-family Apartment zoning. A hotel use is an allowed use in the General Commercial zoning district. If the finding for a Special Use Permit can be found, it is allowed on the subject property.

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

The proposed hotel will involve primarily activity inside a building. The Sheriff's office does not anticipate any negative impacts from the use. The use will be nearby another hotel, and other commercial uses. The use will not be detrimental to the public health, safety, convenience and welfare.

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

The use will not result in material damage to other property in the vicinity. The use will make roadway improvements on Clearview Drive so as to insure adequate roadway access. The photometric study provided with the application demonstrates that there will not be spillover lighting. The building is attractive, with minimal exterior amenities and no "back of house" facade. Uses surrounding the property are commercial, and vacant multifamily zoning to the west.

Attachments:

Building Division comments
Fire Department comments
Engineering Division comments
Parks Department comments
Environmental Control comments
Application

March 15, 2017

SUP-17-012

Bldg

1. Request for an allowable height of 55 feet is the maximum allowable height for buildings of Type II B and Type III B construction per 2012 IBC Table 503.

Charlene Gaworski
Building Division

March 2, 2017

SUP-17-012

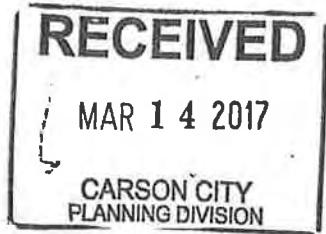
Fire

Comments for SUP-17-012:

1. Project must comply with the 2012 IFC and Northern Nevada fire code amendments as adopted by Carson City.
2. Project will require fire sprinklers.
3. Project will require a fire alarm.
4. Project will require standpipes.
5. Project may require additional fire hydrants based on the final design.
6. Fire access lanes are to be minimum 20' wide except for areas for aerial fire apparatus which are 26' wide.
7. Outdoor BBQ's are prohibited from using solid fuel.
8. Fire lanes will be designated and marked on fire access lanes adjacent to the building.

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



**Engineering Division
Planning Commission Report
File Number SUP 17-012**

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Philip Stewart to allow a hotel on split zoned property, where the use is allowed in only one of the zoning districts, and to allow a height that exceeds the maximum allowed in the zoning districts, apn 009-151-61.

RECOMMENDATION:

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

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. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
- Water connection fees for additional estimated water use must be paid at the time of improvement plans.
- Any disturbed areas that are not to be landscaped must be reseeded with native brush.
- Fire water, domestic water, and irrigation water lines must all have backflow prevention devices installed.
- A wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. This project is near a zone split, so the analysis must look at receiving water from both zones. One of the zones has low pressure, 40 psi, which meets minimum pressure requirements, but may not be sufficient for this size project due to head losses, so head losses must be analyzed.
- Half street improvements will be required along the W Clearview Drive street frontage.
- A recorded agreement must be submitted to ensure legal access to the parcel to the north.

- Driveway access will not be allowed off of S Curry St.

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.

March 14, 2017

SUP-17-012

Parks & Rec

- 1) The existing bike lanes along South Curry Street are part of the City's "on street" bicycle system identified in the Unified Pathways Master Plan (UPMP). In addition, West Clearview Drive is identified as an existing "shared street" bicycle facility. Both of these bicycle facilities need to remain in place as a part of the proposed project.
- 2) The applicant needs to coordinate half street improvements with Public Works/City Engineering to create bike lanes on the road west of Curry Street. This is to provide connectivity from the development to the City's "on street" bicycle system located on Curry Street and West Clearview Drive.
- 3) The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system. The Unified Pathways Master Plan (UPMP), Chapter 7, provides the City's sidewalk policies and implementation strategies related to connectivity between the proposed project site and the City's existing sidewalk system.
- 4) It will be the developer's responsibility to maintain all landscaping within the public road right-of-ways and common landscape areas associated with the proposed development.
- 5) The developer shall incorporate language in the construction documents and specifications that require best management practices to reduce the spread of noxious weeds. Our department would be willing to assist the developer with this aspect of their plan.

Vern Krahn
Parks & Recreation

March 15, 2017

SUP – 17-012

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 – 17-012 @ 4040 S Curry St. project:

1. If facility will be preparing food at this facility a properly sized grease interceptor will be required per CCMC 12.06. & Appendix 18 Division 15.
2. The trash enclosure that serves kitchen waste stream will also be required to be connected to a grease interceptor. CCMC Appendix 18 Division 15.
3. Please include all calculations used in the sizing these interceptors during the building plan submittal phase of this project. Sizing requirements and Tables are found in the 2012 UPC Chapters 7 & 10.
4. If the laundry for this facility will be done onsite, laundry facility will need to meet all Federal, State, and Local sewer discharge limits. Please Note* There might be additional surcharge(s) in sewer rates caused from the higher BOD & Suspended Solids to the sewer system. Per CCMC 12.06.421.
5. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (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

March 13, 2017

Health

SUP-17-012

Health and Human Services

Plans will need to be submitted to the Carson City Building Department for review prior to construction.

The hotel will need to meet all applicable requirements in Nevada Revised Statutes Chapter 447 and Nevada Administrative Code 447.

The pool/spa will need to meet all applicable requirements Nevada Revised Statutes Chapter 444 and Nevada Administrative Code 444.

The food service operation will need to meet all applicable requirements Nevada Revised Statutes Chapter 446 and Nevada Administrative Code 446.

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

RECEIVED

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

FILE # SUP - 17 **SUP 17-012**

APPLICANT **PHONE #**
 Philip Stewart 503-616-1936

MAILING ADDRESS, CITY, STATE, ZIP
 P.O. Box 2010, Lake Oswego, OR 97035

EMAIL ADDRESS
 philip@psapdx.com

PROPERTY OWNER **PHONE #**
 TPS - Fandango, LLC 318-325-5561

MAILING ADDRESS, CITY, STATE, ZIP
 2390 Tower Drive, Monroe, LA 71201

EMAIL ADDRESS
 daver@intermountainhotels.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Same as Applicant

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02.080

FEB 24 2017

CARSON CITY
PLANNING DIVISION

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): **Street Address**

009-151-61, Parcel B-1 4040 South Curry Street, Carson City, NV 89703

Project's Master Plan Designation

Commercial

Project's Current Zoning

GC / MFA

Nearest Major Cross Street(s)

West Clearview Drive

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Project is to develop a 4-story, 95 room hotel on a vacant site with associated surface parking.

PROPERTY OWNER'S AFFIDAVIT

I, Barry V. Brett, 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

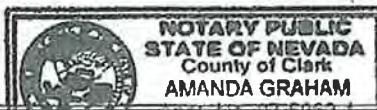
2/10/17

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY CLARK

On February 10, 2017, Barry V. Brett, 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.

AMANDA GRAHAM
Notary Public



APT #
07-5062-1
Exp. 4/11/2020

NOTE: If your project is located within the Historic District or airport area, it may need to be submitted before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



ENTRY (EAST) ELEVATION

**New Hotel at S Curry Street and W Clearview Drive
MPR 16-107**

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Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: TOWNE PLACE SUITES HOTEL

Reviewed By: PHILIP L STEWART

Date of Review: FEB. 17, 2017

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



N/A Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- N/A** If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- N/A** Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

February 15, 2017

**New Hotel at S Curry Street and W Clearview Drive
MPR 16-107**

Special Use Permit Application Narrative

Introduction ('Written Project Description')

The proposed project is a four (4) story TownePlace Suites by Marriott Hotel which will contain 95 guestrooms. The site will be surface parked with 121 parking spaces. The exterior design of the hotel does not strictly follow a prototypical design; rather, the concept is unique to this site. The exterior materials palette includes masonry, stucco, fiber cement, and metal siding. The massing of the building is broken down into a variety of asymmetrical forms which help to reduce the overall scale of the building. Even though the hotel will contain a flat roof, parapet walls having varied heights and character will give the structure the appearance of containing smaller roofs at varied levels.

The colors of the exterior materials are warm earth tones consisting of beige, tan, green, and terra cotta. The window frames which contained integrated louvers, door frames, and flashings will be pre-finished medium bronze. The stone masonry around the base of the building will contain a mix of warm color tones that complement the building colors. The stucco walls will be primarily troweled finish; however, some key accent areas will have a smooth finish. Building signage will be white which is consistent with the TownePlace Suites brand.

As stated previously, the parking lot will consist of 121 surface spaces. The development code requires a minimum of one parking space per guestroom (95) plus one (1) additional space per ten (10) guestrooms plus one additional parking space per employee which will accommodate the largest shift. For the operation of the hotel, we anticipate that the largest shift will contain no more than fourteen (15) employees. Therefore, the total minimum number of parking spaces required is 120 spaces.

The TownePlace Suites by Marriott is an 'extended stay' hotel brand. This means that in addition to serving families and the typical business traveler, the hotel can accommodate guests who stay a week or longer for a variety of reasons. These accommodations include small kitchenettes in each guestroom which contain a sink, small stove, refrigerator, and microwave. Larger one-bedroom suites may also contain a dining room table. We do not anticipate that guests would stay longer than 28 consecutive days.

This specific hotel will serve tourists coming to the City, users of the Fandango Casino, and travelers to and from Lake Tahoe. It will accommodate a growing need for hotel rooms on the south side of Carson City.

Per the Zoning Code, the maximum height for the site is 45 feet. We are proposing that the heights of the parapet walls vary from 45'-0" to 55'-4". This is to allow more interesting variation in the heights of the walls around the elevations. It is important to have variation in wall heights, particularly, on the

long elevations so that the design does not appear monotonous and massive. The taller building forms contain shed roofs and help to define key entry locations.

Special Use Permit Application Questionnaire ('Proposal Questionnaire')

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

Response: The development meets the goals of *Chapter 3: A Balanced Land Use Pattern* because it addresses a growing need for hotel choices on the south side of Carson City by serving travelers using the Fandango Casino as well as going to and coming from Lake Tahoe. The site contains a pedestrian connection to the existing public sidewalk on South Curry Street, and the development will construct right-of-way improvements along its frontage on West Clearview. The hotel guests will also utilize nearby restaurants in Carson City and have easy access to downtown businesses. The development is not located in or adjacent to environmentally sensitive areas or floodplains. All services such as water, sewer, road improvements, and sidewalks, can be adequately provided for the site from the two public street frontages.

The development is not required to address *Chapter 4: Equitable Distribution of Recreational Opportunities* because the hotel serves transient users who will not have a direct impact upon park facilities. It does not impact or affect the *Carson River Master Plan*.

The development generally meets the goals of *Chapter 5: Economic Vitality* because its transient users will support surrounding restaurants and retail centers including a potential underutilized retail development south of the site. Hotels create tourism dollars that will also be spent in the Downtown core area which is less than five minutes from the site.

The development generally meets the goals of *Chapter 6: Livable Neighborhood and Activity Centers* because the hotel uses durable building materials such as masonry, stucco, and fiber cement siding. A warm color palette provides varied and interesting colors that complement the surrounding developments and the environment. The elevations contain a variety of façade treatments so that the hotel appears to be a combination of smaller scaled buildings than one large building. The hotel is set back beyond the minimum setbacks from the streets and property lines shared with other developments. The average height of the hotel is below the height limit though a couple of architectural features do extend slightly past the height limit in order to help accentuate building entrances and key frontages.

The development generally meets the goals of *Chapter 7: A Connected City* by enhancing the community of pre-existing retail and commercial developments in the immediate vicinity. The hotel will serve visitors of the Fandango Casino and Carson City in general. The site can support transit connectivity, and the site will also connect pedestrians directly to sidewalks along the street frontages and directly to the Galaxy Theater site to the north (same Ownership). The hotel development will also have a driveway connection directly to the Galaxy Theater site through a shared access agreement so that hotel users can exit directly onto South Curry Street using an existing connection.

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

Response: The development is directly bordered by the Galaxy Theater to the north, South Curry Street to the east, West Clearview Street to the south, and a vacant lot (zoned multi-family) to the west. Surrounding properties to the north and east are zoned General Commercial (GC), properties to the south are zoned Retail Commercial (RC), and properties to the west are zoned multi-family (MFA). Currently, no development exists on the MFA site to the west, though some single-family houses are located farther west. Across South Curry Street is a vacant lot and smaller commercial and restaurant uses fronting Lincoln Highway. A small commercial strip mall is located across West Clearview Drive to the south.

The proposed hotel development supplements and supports existing development in the immediate area. It will supplement the Courtyard by Marriott located northeast of the property and along the Lincoln Highway because it is expected that both will serve Casino users. The hotel guests will also utilize nearby shopping and restaurants including the downtown area. Other than from construction, dust, fumes, or other harmful smells, sounds and noises will not be generated from the hotel. The Courtyard by Marriott is about ten years old and assumedly was approved through a similar process.

The hotel will be different in appearance from its neighbors because it will use a larger amount of finish materials and colors relative to its size. However, the colors, materials, and finishes will complement those used by other buildings in the area such as the Galaxy Theater, Courtyard by Marriott, and Fandango Casino.

The project will not be detrimental to the surrounding neighborhood because it is a lodging facility having primarily quiet indoor functions. Two exterior patios will be internal to the site, and an outdoor swimming pool on the larger one will be enclosed by a sound-buffering masonry wall. The project will improve the surrounding neighborhood by injecting tourism dollars into nearby retail centers, restaurants, and entertainment venues.

There appears to be little pre-existing pedestrian and vehicular traffic on the roads serving the property because it is a block west of a more heavily traveled street (Lincoln Highway). The development of the hotel will minimally increase traffic at an already low-volume intersection (S. Curry and W Clearview). This should not impact emergency response times to the area because it is adjacent to two high volume traffic entertainment facilities (Galaxy Theater and Fandango Casino). These conclusions were made from observing traffic patterns at the site and driving to, around, and through other developments in the immediate area.

The short-term benefit of the hotel is construction jobs for the City as well as money spent in the City by those workers, some of whom may be from other places. Long-term benefits include a hotel representing a well-respected Brand in the industry as well as tourism spending and tourism taxes collected by the City.

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

Response: The proposed development is a hotel and will not affect the school district in terms of use demand. The hotel is expected to average 75% occupancy (72 rooms) per night and should have minimal impact on the Sheriff's office.

Stormwater drainage will be accommodated on site before being passed into the City's system. Water supplies and Sanitary Sewer serving the site appear to be adequate. Refer to the attached Engineering Reports for more detailed information.

Public works has requested a ½ street improvement of West Clearview Drive for the length of the southern property line. There are pre-existing overhead utility lines that will need to be undergrounded. This is information provided to us by the City during the MPR meeting, in the MPR meeting notes, and from the work and recommendations of the project's Civil Engineer. Refer to the attached Engineering Reports for more detailed information.

The landscaping for the site is currently conceptual in nature and is attached to this application for your reference. It will be compliant with City Ordinance requirements as well as with the recommendations made in the MPR meeting minutes. The final landscaping plan which complies with these requirements will be provided at the time of Permit Review submittal.

Surface parking is provided on the site. There will be 121 spaces which fulfill the need of 95 guestrooms, ten (10) additional spaces for guestrooms, and up to fifteen (15) employees on the largest shift.

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

Response:

- A. [Schools] The project will have no significant impact on the school district. It will not result in an increase in the school population at any level. There are no schools in the vicinity. Other than an increase in the local tax base, the project will not have an impact on the school district.
- B. [Police and Fire Protection] As a relatively upscale hotel, little to no impact to police activities is likely. The hotel is designed to be fully compliant with fire and utility codes, and will be equipped with fire sprinklers. Outdoor landscaping will not generate additional fire vulnerability. The project will therefore not likely add to fire or other emergency services, except perhaps responders to the rare medical emergency, who might see a slight increase in the demand for service.
- C. [Water supply]. Water use is estimated to be 7,700 gallons per day for hotel operations, and 3,300 gallons per day for landscaping irrigation. [Irrigation will occur on during the May to November period.] Thus total project water usage will be 11,000 gallons per day during the growing season and 7,700 gallons per day during the non-irrigation season. This estimate was developed by comparison with the nearby existing Marriott Courtyard hotel, which is owned by

the same corporate parent as the proposed project, and is very similar in size, design, amenities, etc. The proposed project is 95 rooms, while the Marriott Courtyard is 88 rooms. The Marriott Courtyard water consumption [obtained from Carson City Utilities] [Tanya: *Carson City Utilities, 775.283.7408*] was multiplied by 1.1 to attain the estimated consumption for the proposed project. A Fire Flow test [Tom Grundy, 775.283.7081, P.E. with City] was provided for the Lower Voltaire Zone, indicating adequate hydrant flows. There are no concerns with the condition of the pipes. There is ample water capacity to service the proposed project. (Stephen Pottey spottey@carson.org).

- D. [Drainage]. Additional hardscaping will be mitigated by onsite infiltration, detention basin construction, storm drain inlet protection at the intersection of Clearview and South Curry streets as well as the installation of landscaping. Landscaping will be in compliance with Carson City Development Standards, Division 3.
- E. [Sewer Capacity]. There are no concerns with downstream sewer capacity or condition.
Stephen Pottey, 2.9.17, Darren Anderson, 2.13.2017.
- F. [Road Improvements] A Trip Generation Report [attached] generated by Private Traffic Engineer Paul Solaegui of Solaegui Engineers estimates 470 additional vehicular trips from the proposed project. The totals are below the city threshold for a full traffic study. Because the volumes are low it appears that no traffic mitigation is required at this time. The proposal includes improvements to Clearview street in the form of a half street improvement consisting of city-standard compliant curb, gutter, sidewalk and pavement construction/replacement to extending to the centerline of Clearview.

5. *Meets the definition and specific standards set forth elsewhere in the Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.*

Response: The site is zoned General Commercial (GC) and Multi-Family Apartment (MFA). The Comprehensive Plan designation for the site is Mixed Use Commercial (MUC).

The purpose of the GC zone is to preserve commercial uses that include retail and wholesale sales of new and used material, repair, service, and offices. The proposed TownePlace Suites hotel provides a lodging service for south side of the City which will serve downtown businesses as well as an adjacent casino. The MFA designation on the west side of the property encourages the construction of housing on lots west of the Curry / Clearview intersection. Since our site fronts the commercial street (Curry), a commercial use is more appropriate and continues the current development pattern.

No setbacks are required in the GC zone. Ten foot setbacks are required on all sides of the MFA zone except the rear which requires a setback of twenty feet. The proposed hotel is set back from the street and property lines on all sides in order to resolve a grade change of almost 20 feet from east to west as well as to provide parking on all sides which promotes more access to the building for persons with all degrees of physical abilities.

Other specific site and architectural design standards are described as follows:

Division 1: Land Use and Site Design

1.1 Architectural Design

1.1.1 *The architectural style, massing and proportion of a building should be compatible with and complement its surroundings and environmental characteristics of the community.*

Response: The concept design of the hotel's exterior is intended to be contemporary and contain regional influences. The exterior finish materials include simulated stone, stucco, fiber cement siding, metal panels, and glass. The siding is executed in a warm color palette which is intended to complement both neighboring buildings as well as the surrounding natural environment. The building is articulated as a series of smaller forms that vary in width and height, designed for the hotel to appear as a series of smaller masses which gives it a more human-scale. The scale of the hotel is similar to the existing Courtyard by Marriott located to the northeast.

1.1.2 *Buildings should be designed on a "human scale" by using architectural enhancements such as windows, awnings, arcades, plazas, courtyards, and roof overhangs.*

Response: The hotel is designed with human scale elements in mind. The four-story building is broken up into smaller masses in both the horizontal and vertical direction by projecting and receding walls, varying parapet heights, and changes in finish materials. The hotel contains windows at all floors and in all rooms that are on the exterior of the building (except mechanical and utility rooms), and does not contain large blank facades. The entry facade is defined by a tall shed roof, wide masonry pilasters, and thick trim around the second floor windows. The ground floor of this element contains a large amount of storefront glass which further identifies the public entry vestibule.

The hotel contains an outdoor pool and sun patio at the back of the building. This space will also contain a fire-pit and a place to have a barbecue. A smaller patio adjacent to the front entrance provides an additional socializing area as well as spill-out space from the breakfast room.

While the hotel does not contain deep roof overhangs, it does feature a variety of wall parapets having different heights and features such as cornices or outriggers to define the top of the building.

1.1.3 *Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines, and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly, vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building.*

Response: The building design contains a variety of forms, material changes, color changes, and roof lines. Since the building footprint is not linear, there are a variety of wall planes projecting and receding along the long elevations. Each building form contains 2-3 materials and at least 2 color changes in the vertical or horizontal direction. All color and material changes are transitioned through detailing such as trim elements made from one of the transitioning building materials. There are no large walls that are

devoid of articulation. Vertical variation in the roof line is provided by parapet walls which range in height from 45-52 feet.

1.1.4 *All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street.*

Response: Both the west (back) and the east (front) elevations contain all the exterior finish material types used on the facades and all colors in the palette. The shorter side elevations (facing Clearview and to the north) contain at least three material types and three colors. No elevation can be considered the 'back' of the building except in function only.

1.1.5 *Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest. The number of building materials generally shall be limited to three and these materials shall not stop abruptly at corners, but continue to side or back elevations. Smooth faced block or fabricated metal wall panels are not allowed as the predominant building material.*

Response: The hotel contains simulated stone masonry, stucco, fiber cement panels, and metal siding. These materials are durable and timeless. Color variation is used to provide visual interest and all transitions in materials and colors occur at inside corners so that the articulation is expressed as a series of masses rather than a variety of two-dimensional planes. Simulated stone masonry and stucco are the primary finish materials while the fiber cement panels and metal siding are accent features using sparingly yet strategically on the elevations. For example, both are used adjacent to the public entrance to accentuate it as well as on the elevation facing the Galaxy Theater site which is a secondary frontage. Block walls and pre-fabricated metal walls are not used on the building.

1.1.6 *Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth tone in color. Bold colors should be avoided except when used as accent or trim.*

Response: The exterior building colors are a warm palette containing primarily tans and beiges and accented with dark green and terra cotta. The colors complement the Galaxy Theater, Fandango Casino, and Courtyard by Marriott, all of which are just to the north and northeast of the site. The color palette also blends well with the surrounding landscape.

1.1.7 *Except as otherwise provided in this section, roof-mounted equipment within commercial, industrial, office, public or multi-family districts shall be screened from view from a public right-of-way and adjacent property through the use of architectural means such as parapet walls and equipment wells. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall-mounted air conditioning units shall be integrated into the design and/or screened. Roof-mounted solar panels are excluded from the requirement for screening. Roof-*

mounted mechanical support and accessory mechanical equipment for solar panels shall be screened architecturally and integrated to match the existing roof and/or building materials.

Response: The roof of the hotel will contain two (2) air-handling units and air conditioning condensing units. The AC units are small and will not be taller than the shortest wall parapet. The air-handling units will be positioned over the corridor at the center of the roof. Because of their distance from the parapet walls, the units should not be in a visible line of site from the ground. No solar panels are proposed for the project.

1.1.8 *Reflective, untreated roofs shall be prohibited unless painted flat, non-glossy paint to complement or match the primary color of the exterior building materials.*

Response: The hotel will contain a flat roof. It will be covered by a synthetic membrane material that will not be reflective.

1.1.9 *Multi-building / tenant projects shall include architectural consistency for all buildings including color schemes, wall textures, roofs, roof slopes, awnings and other similar architectural themes.*

Response: The project site contains one hotel building; therefore, this guideline does not apply.

1.1.10 *Buildings which give the appearance of “box-like” structures shall be discouraged.*

Response: The proposed hotel design concept consists of a variety of smaller complementary building masses having varied parapet wall heights. Articulation and material transitions occur in both the horizontal and vertical directions. All elevations are not flat and contain walls in multiple planes. Therefore, the design is not “box-like”.

1.2 Site Design

1.2.1 *Primary entries and/or facades of buildings should be oriented towards the street or main parking area.*

Response: The primary public entrance to the hotel is near the center of the south elevation facing West Clearview Drive. It is within a tall building element that contains a large amount of trim detailing, pilasters, roof fenestration and a large amount of glass at the ground floor. These elements help to accentuate the entrance. A secondary entrance faces Clearview and is centered in the elevation and below the building identification signage.

1.2.2 *The orientation and location of a building should provide for pedestrian and bicycle activity and access. Bike racks shall be located in a safe and convenient location close to building entrances. Clustering of multiple buildings should create pedestrian plazas, courts or patio areas and be linked architecturally with arcades, trellises, or other similar open structure concepts.*

Response: A bike rack is located near the front entrance to the hotel and adjacent to the Breakfast Patio.

1.2.3 *Buildings oriented in a “Strip” or straight row with parking along the entire frontage are not encouraged.*

Response: The development site contains one hotel building; therefore, this guideline is not applicable.

1.2.4 *Buildings or other improvements shall not impair visibility at street corners or driveway.*

Response: No structures are proposed at the driveway entrance to the site. A small terracing structure is proposed along the east property line but will be set back sufficiently from the intersection of South Curry Street and West Clearview Drive.

1.2.5 *Detached storage buildings or storage areas shall be located towards the rear of a site and be screened with the use of walls, fencing, and/or landscaping.*

Response: No storage buildings are proposed for the site. A trash enclosure shall be located at the rear of the site. It will be constructed of masonry walls and contain a lockable gate which will minimize visibility.

1.2.6 *Trash enclosures shall be placed so as to be screened from public right-of-ways and adjacent uses. Outside areas used for the storage of trash, refuse or recycled materials shall be completely enclosed by a gate and a six-foot masonry block wall (all cells grouted solid) and be designed to integrate with the site design. Trash enclosures shall be screened with appropriate plant material.*

Response: A trash enclosure shall be located at the rear of the site. It will be constructed of masonry walls and contain a lockable gate. The enclosure will be appropriately sized, and the walls will be six feet high and will be surrounded by screening material to further minimize visibility.

1.2.7 *Provision for newspaper racks, postal boxes, and street furniture shall be included as necessary in the overall project design.*

Response: The hotel will make newspapers available to guests in the public gathering area eliminating the need for a newspaper rack. Hotel guests will receive mail at the front desk. Furniture will be provided on the patios for the use of hotel guests and employees.

1.2.8 *All utilities shall be supplied to a building or project by underground service, except as approved by the director.*

Response: All utilities to the project site will be underground.

1.2.9 *Non-residential power transformers or other above-ground equipment shall not impair sight distances and shall be screened from the adjacent public right-of-way. Consideration shall be given to utility company access.*

Response: The design team will work with the Nevada utility company to relocate pre-existing transformers mounted on a pole structure above the ground at the southeast corner of the site. A utility easement is in place along the south property line, and we will work to relocate these transformers to the west side of the property. Above-ground power lines along this stretch of West Clearview Drive will also be relocated underground.

1.2.10 *Restaurant and food service businesses shall install a drain that is connected to an approved grease interceptor in accordance with Division 15.*

Response: The hotel will have the required grease management facilities installed into the project.

1.3 Lighting Standards

1.3.3 *All non-residential uses shall provide lighting within 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.*

Response: The proposed development is a commercial hotel site containing a surface parking lot. Light fixtures will be provided in the parking lot that meet the height requirements specified in section 4 and will contain illumination directed to not allow spillover onto adjacent properties.

The hotel will contain decorative wall-mounted lights on the building and inside the Pool Patio. These will serve to augment lighting at the pedestrian level and will not produce direct up-lighting. The enclosed photometric plan will account for both parking lot lighting and decorative wall-mounted lighting in order to demonstrate that light levels will recede to 0.0 at the property lines. No permanent search lights are proposed.

The exterior lighting will contain the means such as timers, dimmers, sensors, or photocell controllers that allow the lighting to be turned off during daylight hours or when the lighting is not needed.

1.3.4 *Where residential uses abut non-residential uses, interior building lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.*

Response: The site is currently not abutted by a residential use; therefore, this guideline does not apply.

1.3.5 *All exterior light fixtures shall use full cut-off luminaries with the light source downcast and fully shielded with no light emitted above the horizontal plane.*

Response: Parking lot light fixtures will be specified to meet this guideline. Please refer to the cut sheet with the photometric plan for additional information.

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

Response: The proposed TownePlace Suites hotel will be designed to generally meet the requirements of the 2012 International Building Code and Northern Nevada Amendments. The design of the site allows for safe and separate movement of vehicles and pedestrians. Oversized drive aisles and parking spaces will result in safer vehicle maneuvers.

The hotel is fully sprinklered and contains more than the minimum number of required exits.

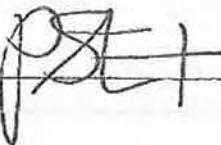
7. *Will not result in material damage or prejudice to other properties in the vicinity, as a result of proposed mitigation measures.*

Response: The development of our proposed hotel will be an improvement to the area. Its presence will provide a viable use to a currently vacant site, and eliminate the spread of wind-born dust and dirt onto surrounding properties. The hotel is a service use that will provide tourists and business people a place to stay. The hotel brand's focus on extended stay guests complement the nearby Courtyard by Marriott hotel by catering to guests who are looking for slightly lengthier (but less than 30 days) lodging accommodations as opposed to the typical 'short stay' business traveler.

The hotel will generate new jobs for the area, taxes for the City, and provide additional guests for nearby restaurants, businesses, and attractions.

Acknowledgement 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 and agreed to 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.



PHILIP L. STEWART

FEB 15 2017

From: Chris Ross, PhD
To: "Nathan Robison"; "Philip Stewart"
Subject: FW: Marriott Towne Place Suites Proposed Project - 4040 S. Curry
Date: Monday, February 13, 2017 9:24:44 AM

ROBISON ENGINEERING, INC.

Chris Ross, Ph.D.
Senior Scientist
846 Victorian Square, Suite 20
Sparks, NV 89431
775.742.0518

From: Darren Anderson [mailto:DAnderson@carson.org]
Sent: Monday, February 13, 2017 9:19 AM
To: 'Chris Ross Ph.D.' <cross@robisoneng.com>; Stephen Pottey <SPottey@carson.org>
Cc: Tom Grundy <TGrundy@carson.org>
Subject: RE: Marriott Towne Place Suites Proposed Project - 4040 S. Curry

I looked into the downstream sewer capacities one more time and there are no concerns to look into.

Darren Anderson, P.E.
Project Manager
Carson City Public Works
Office: 775-283-7584
Cell: 775-277-1251

From: Chris Ross Ph.D. [mailto:cross@robisoneng.com]
Sent: Friday, February 10, 2017 5:53 AM
To: Tom Grundy
Cc: Stephen Pottey; Darren Anderson
Subject: Re: Marriott Towne Place Suites Proposed Project - 4040 S. Curry

Thank you all very much for your great assistance!

Chris

Feb 9, 2017, at 16:15, Tom Grundy <TGrundy@carson.org> wrote:

Stephen, I supplied Chris with the only recent fire flow test we have for the subject area, the residual hydrant is located at Roventini and Cochise, and the info on getting a new test performed. They're taking a couple weeks given the weather.

Chris, re: SUP questions, and adequacy of the water supply:

I believe the PRV at Voltaire St. and W. Clearview Dr. has been reset since the test was

performed. I had it checked a couple months ago, pressure on the downstream side of that PRV is 60 psi, the additional elevation head would result in slightly higher pressure along the subject property frontage. I'm happy to run the model, but hand calcs are probably more accurate. I could set pressure clocks once the weather warms up if desired, there is no cost for that. Pipes on the Clearview and S. Curry frontages are good. The area is supplied by Voltaire booster. I took a look at Voltaire booster, and added in this proposed hotel and other proposed developments I know about in the area, and there is still plenty of surplus capacity.

Thomas B. Grundy P.E.
Senior Project Manager
Carson City Public Works Department - Capital Projects
3505 Butti Way
Carson City, NV 89701
Phone: (775) 283-7081
Fax: (775) 887-2164
Email: tgrundy@carson.org

From: Stephen Pottéy
Sent: Thursday, February 09, 2017 12:07 PM
To: cross@robisoneng.com; Tom Grundy; Darren Anderson
Subject: RE: Marriott Towne Place Suites Proposed Project - 4040 S. Curry

Chris,

Sorry for the delay.

Our only sewer/water comment in the MPR was:

"A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. This project is near a zone split, so the analysis must look at receiving water from both zones. One of the zones has low pressure, 40 psi, which meets minimum pressure requirements, but may not be sufficient for this size project when due to head losses, so head losses must be analyzed. "

Tom Grundy is the one to talk to about fire flow tests and model data. Tom, can you assist Chris?

Darren, we didn't have any concerns about sewer before, but if anything looks concerning in the model please let me & Chris know. Thanks much.

Stephen Pottéy P.E.
Project Manager, [Development Engineering](#)
Direct: 775.283.7079
spottey@carson.org

From: Chris Ross, PhD [<mailto:cross@robisoneng.com>]

Sent: Wednesday, February 08, 2017 7:36 AM
To: Stephen Pottey
Subject: FW: Marriott Towne Place Suites Proposed Project - 4040 S. Curry

Good morning Stephen-
In case this helps-----

Water use is estimated to be 7,700 gallons per day for hotel operations, and 3,300 gallons per day for landscaping irrigation. [Irrigation will occur on during the May to November period.] Thus total project water usage will be 11,000 gallons per day during the growing season and 7,700 gallons per day during the non-irrigation season. This estimate was developed by comparison with the nearby existing Marriott Courtyard hotel, which is owned by the same corporate parent as the proposed project, and is very similar in size, design, amenities, etc. The proposed project is 96 rooms, while the Marriott Courtyard is 88 rooms. Thus Marriott Courtyard water consumption [obtained from Carson City Utilities] [Tanya: 775.283.7408] was multiplied by 1.1 to attain the estimated consumption for the proposed project.

Chris

ROBISON ENGINEERING, INC.
Chris Ross, Ph.D.
Senior Scientist
846 Victorian Square, Suite 20
Sparks, NV 89431
775.742.0518

From: Chris Ross, PhD [<mailto:cross@robisoneng.com>]
Sent: Monday, February 06, 2017 8:47 AM
To: 'spottey@carson.org' <spottey@carson.org>
Subject: Marriott Towne Place Suites Proposed Project - 4040 S. Curry

Good morning Stephen-

I'm working on the Special Use Permit Application for the above project. I believe Nathan has been corresponding with you about it previously.

The project proposes 96 rooms, making it quite similar in size to the existing 88 room Marriott Courtyard a block or so away on South Carson. We expect to obtain water use data from that development to aid in determining utility impacts here.

SUP Question 4 (C) addresses the adequacy of the water supply. [Pressure, lines in need of replacement etc.] Does your Division have a Water Model or other data that might assist us with this?

We would also like to arrange a Fire Flow test. Is that done through you or is there another office that I should contact?

Question 4 (E) concerns the matter of adequate sewer disposal trunk capacity. Again, any data would be useful.

Please contact me with any questions or comments, or if you would prefer that I visit your office.

Thank you!

Chris

ROBISON ENGINEERING, INC.

Chris Ross, Ph.D.

Senior Scientist

846 Victorian Square, Suite 20

Sparks, NV 89431

775.742.0518

SOLAEGUI
ENGINEERS

February 7, 2017

Patrick Pittenger
Carson City Public Works
3505 Butti Way
Carson City, Nevada 89701

Re: Towne Place Suites

Dear Patrick:

This letter contains the findings of our trip generation calculations for the proposed 96 room all suites hotel project in Carson City on South Curry Street at West Clearview Drive. A project site plan is attached.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). ITE land use #311, All Suites Hotel, is included in this analysis. Table 1 shows the trip generation summary for the proposed use. The calculation sheet is attached.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
All Suites Hotel 96 Rooms	470	20	16	36	17	21	38

As indicated in Table 1, the proposed hotel will generate 470 average daily trips with 36 AM peak hour trips and 38 PM peak hour trips. These trip totals are below the city threshold triggering the need for a full traffic study. Because these volumes are low and a full traffic study does not appear to be required no traffic mitigation is anticipated at this time.

We trust that this information will be adequate for your review. Please contact us if you have questions or comments.



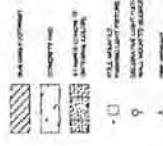
Enclosures
Letters/Towne Place

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

GENERAL NOTES

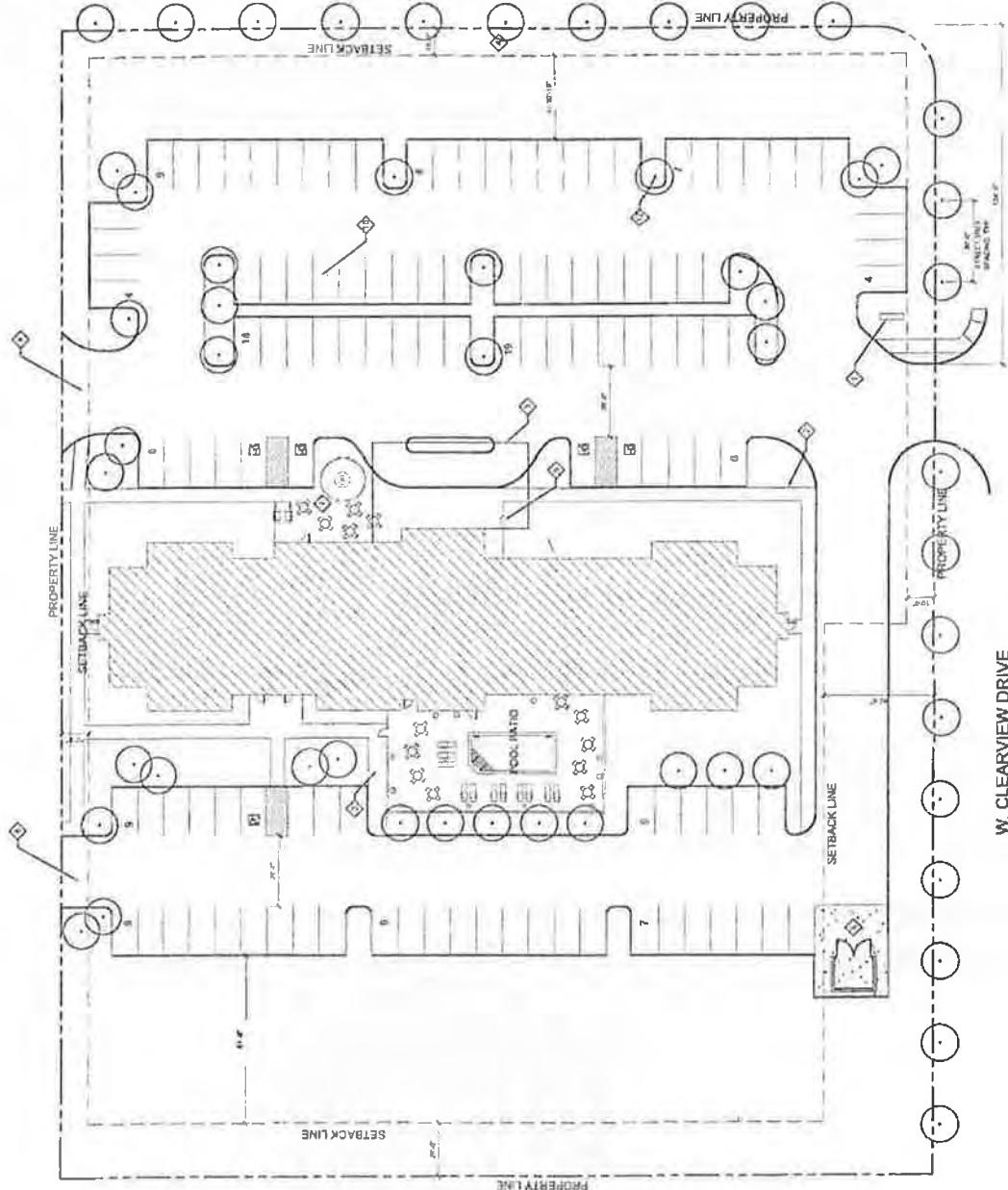
CONTINUATION



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5/6



Average Rate Trip Calculations
For 96 Rooms of All Suites Hotel(311) - [R]

Project:
Phase:

Open Date:
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	4.90	2.29	1.00	470
7-9 AM Peak Hour Enter	0.21	0.00	1.00	20
7-9 AM Peak Hour Exit	0.17	0.00	1.00	16
7-9 AM Peak Hour Total	0.38	0.62	1.00	36
4-6 PM Peak Hour Enter	0.18	0.00	1.00	17
4-6 PM Peak Hour Exit	0.22	0.00	1.00	21
4-6 PM Peak Hour Total	0.40	0.63	1.00	38
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US

www.robisoneng.com



PRELIMINARY PROJECT IMPACT REPORT

For

Towne Place Suites Hotel

New Construction

SPECIAL USE PERMIT

Prepared by:

ROBISON ENGINEERING COMPANY
846 Victorian Avenue, Suite 20
Sparks, Nevada 89431

February 15, 2017

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US

www.robisoneng.com



PROJECT DESCRIPTION

This report evaluates the potential impact to public utilities due to the proposed construction of the Marriott Towne Places Suite Hotel at 4040 South Curry Street in Carson City. The project proposes 96 rooms in four stories, and associated parking, pedestrian amenities, and $\frac{1}{2}$ street improvements to Clearview Drive, which is the southerly entrance to the site.

The project is very similar in scope and size to the existing 88 room Marriott Courtyard Hotel located about 550 feet to the northeast at 3870 South Carson Street. Existing utility usage is the best predictor of future impact, and therefore this information is used, with minor adjustments [a multiplier of 1.1] for the difference in size of both the buildings and associated, separately metered landscaping.

WATER

Carson City utilities has preliminarily estimated that capacity exists to serve the proposed project, during the Major Permit Review process. Water will be provided by new metered connections (separate meters for domestic and landscaping use), from the Clearview Drive existing 12" PVC main.

We estimate irrigation use at 3300 gallons per day during the May to November period by the comparative method. Based on 6 hours per day and a properly zoned irrigation system, this is a 9.2 gpm rate of use, and we preliminarily recommend a $\frac{3}{4}$ " meter for the irrigation water supply.

We estimate domestic use at 7700 gallons per day year-round for the hotel, by the comparative method. Using a peaking factor of 4.8, we estimate a peak flow rate of 22.5 gpm, and preliminarily recommend a 1.5-inch meter for the hotel water supply.

All services will be isolated from the public water system by reduced-pressure principal backflow prevention devices.

FIRE FLOW

A single connection to the existing 12" PVC main in Clearview will be added for fire water service. A new 8" PVC main will tee near the Clearview Drive entrance, providing service to three new hydrants and the building sprinkler system, which is estimated to be a new 4" service off of the new 8" hydrant service lines.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US

www.robisoneng.com



The entire 8" system will be isolated from the public water system by a double-check type backflow prevention system with low-flow detector assembly.

Carson City utilities performed a Fire Flow Test nearby at Roventini and Cochise for which, for a low-pressure zone at that time, estimated 2100 gpm at 20 psi residual. Our analysis under the 2015 IFC estimates 2250 gpm required. The pressure zone has been reset from 40 psi to 60 psi, which is likely to provide sufficient increase in available pressure to make up this difference. A final test or request for calculation will be made at time of building permit submittal, along with fire sprinkler system design.

SANITARY SEWER

The proposed hotel is located well above the adjacent Curry Street, providing for advantageous sewer flow capacity. Based on the domestic water usage calculation, a peak flow of 22.5 gpm (out of approximately 517 gpm capacity for a 6" new building sewer at the existing 3% gradient of the site).

Carson City Utilities reviewed the impact to sewer and stated that there were no concerns for downstream capacity in email correspondence dated February 13, 2017.



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-151-61

Property Location: 4040 S CURRY ST Tax Year: 2016-17
Billed to: SOUTH CARSON LANDS LLC Roll #: 016257
% R BRETT GOETT, ESQ District: 1.7
7001 N SCOTTSDALE RD, STE 1040 Tax Service:
SCOTTSDALE, AZ 85253-0000 Land Use Code: 140

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/15/16	2,000.49		2,000.49	2,000.49	.00
10/03/16	1,997.00		1,997.00	1,997.00	.00
01/02/17	1,997.00		1,997.00	.00	1,997.00
03/06/17	1,997.00		1,997.00	.00	3,994.00
Totals:	7,991.49	.00	7,991.49	3,997.49	

[Payment Cart](#)[History](#)**Additional Information**

	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.6600
Tax Cap Percent	.2	3.2	3.0	4.2	6.4
Abatement Amount	300.93	306.00	400.53	488.04	664.44

APN:

**RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:**

Carson Gaming Theaters, L.L.C.
c/o R. Brett Goett, Esq.
11411 Southern Highlands Parkway, Suite 300
Las Vegas, Nevada 89141

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement ("Agreement") is made as of this 16th day of February, 2017 ("Effective Date") by South Carson Lands, L.L.C., a Nevada limited liability company ("SCL"), and Carson Gaming Theaters, L.L.C., a Nevada limited liability ("CGT"), in respect of the matters contained herein. For purposes of this Agreement, SCL and CGT may be collectively referred to herein as "Parties," or singularly as "Party."

RECITALS:

A. SCL is the owner of that real property described on Exhibit "A," attached hereto and incorporated by this reference herein, identified as Assessor Parcel No. 009-151-61 (the "SCL Property").

B. CGT is the owner of that real property described on Exhibit "B," attached hereto and incorporated by this reference herein, identified as Assessor Parcel No. 009-151-58 (the "CGT Property")

C. The SCL Property and the CGT Property (each singularly a "Property" and collectively, the "Properties") are contiguous parcels of land which are all part of a commercial development consisting of a movie theater and hotel, and SCL and CGT each desire to grant to the other an easement over their respective portions of the Properties as described herein.

NOW, THEREFORE, in consideration of the foregoing facts, and in consideration of the grants of easement contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows

AGREEMENT

1. Grant of Easements. Each Party hereby grants to each other Party, its partners, employees, vendors, contractors, tenants, customers and invitees, a nonexclusive easement for pedestrian and vehicular access, ingress and egress and parking (for non-commercial customers), upon, over and across its respective Property described herein.

2. Property Modification. Each Party shall have the sole and exclusive right to modify its Property, including modifications to the existing parking areas and drive aisles; provided, however, the CGT Property shall at all times include a driveway and unobstructed access to and from the North entrance of the CGT Property to and along the North boundary of the SCL Property to and/from South Curry Street.

3. Maintenance of Property. Each Party shall be responsible for keeping and maintaining their respective Property in a good and clean state of condition and repair as and when necessary.

4. Reasonable Care. Each Party shall exercise reasonable care in the use and enjoyment of the other Party's Property pursuant to this Agreement and in exercising any of their respective rights under this Agreement.

5. Compliance with Law. The Parties shall comply with all applicable laws, ordinances, rules, regulations and requirements of governmental authorities in connection with the Party's use and enjoyment of the other Party's Property pursuant to this Agreement.

6. No Dedication To Public; No Implied Easements. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of any parcel to the general public or for any public use or purpose whatsoever, it being the intention of the Parties hereto that this Agreement be for the exclusive benefit of the Parties and that nothing herein, express or implied, shall confer upon any person, other than the Parties and their heirs, administrators, legal representatives, successors and assigns, any rights or remedies under or by reason of this Agreement. No easements or obligations, except those expressly set forth herein, shall be implied by this Agreement.

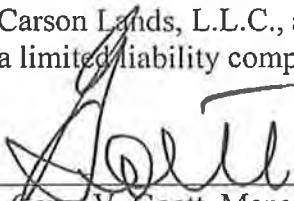
7. Covenants Running with the Land/Successors and Assigns. The easements and covenants contained herein shall run with the land, and shall be binding upon the Parties hereto and their respective successors and assigns unless revoked by both parties.

6. Miscellaneous. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and may only be amended by a document executed by the Parties hereto (or their successors and assigns) and duly recorded in the Offices of the County Recorder, Carson City County, Nevada. This Agreement shall be governed by the laws of the State of Nevada. In any action to enforce its rights hereunder, the prevailing party or parties shall be entitled to reasonable attorney's fees and costs of suit from the non-prevailing party or parties.

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the date first above written.

SOUTH CARSON LANDS, L.L.C.:

South Carson Lands, L.L.C., a
Nevada limited liability company

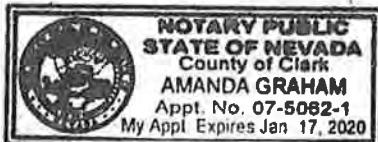
By: 

Garry V. Goett, Manager

STATE OF NEVADA

COUNTY OF CLARK

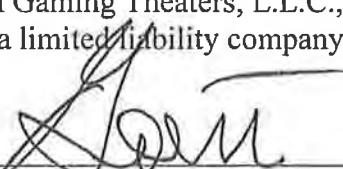
This instrument was acknowledged before me on February 16, 2017 by Garry V. Goett, as Manager of South Carson Lands, L.L.C., a Nevada limited liability company.




Notary Public

CARSON GAMING THEATERS, L.L.C.:

Carson Gaming Theaters, L.L.C., a
Nevada limited liability company

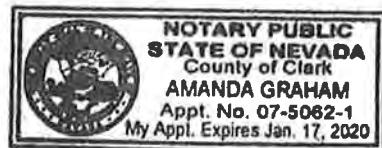
By: 

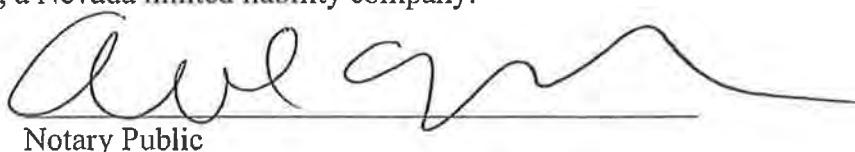
Garry V. Goett, Manager

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on February 16, 2017 by Garry V. Goett, as Manager of South Carson Lands, L.L.C., a Nevada limited liability company.




Notary Public

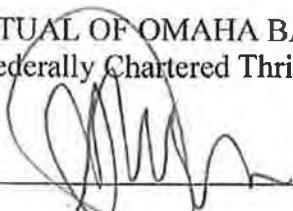
CONSENT AND SUBORDINATION
OF LENDER

The undersigned, Mutual of Omaha Bank, a Federally Chartered Thrift ("Lender"), holder of a Deed of Trust, Fixture Filing and Security Agreement with Assignment of Rents recorded on December 2, 2008 in the Official Records of Carson City County, Nevada, as Document No. 384706, and an Assignment of Entitlements, Contracts, Rents and Revenues recorded on December 2, 2008, in the Official Records of Carson City County, Nevada, as Document No. 384707 (collectively, the "Financing Agreements"), does hereby subordinate the Financing Agreements to the Agreement (the "Agreement") as though the Agreement was filed in the real estate records of Carson City County, Nevada, prior in time to the recording of the Financing Agreements in the real estate records of Carson City County, Nevada; and hereby consents to the terms of the Agreement.

Dated: February 15, 2017

MUTUAL OF OMAHA BANK,
A Federally Chartered Thrift

By: _____


Ashan Perera

Its: Vice President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on February 15, 2017 by
Ashan Perera, as Vice President of MUTUAL OF OMAHA BANK, A
Federally Chartered Thrift.




Nicole T. Delgado
Notary Public

GENERAL NOTES

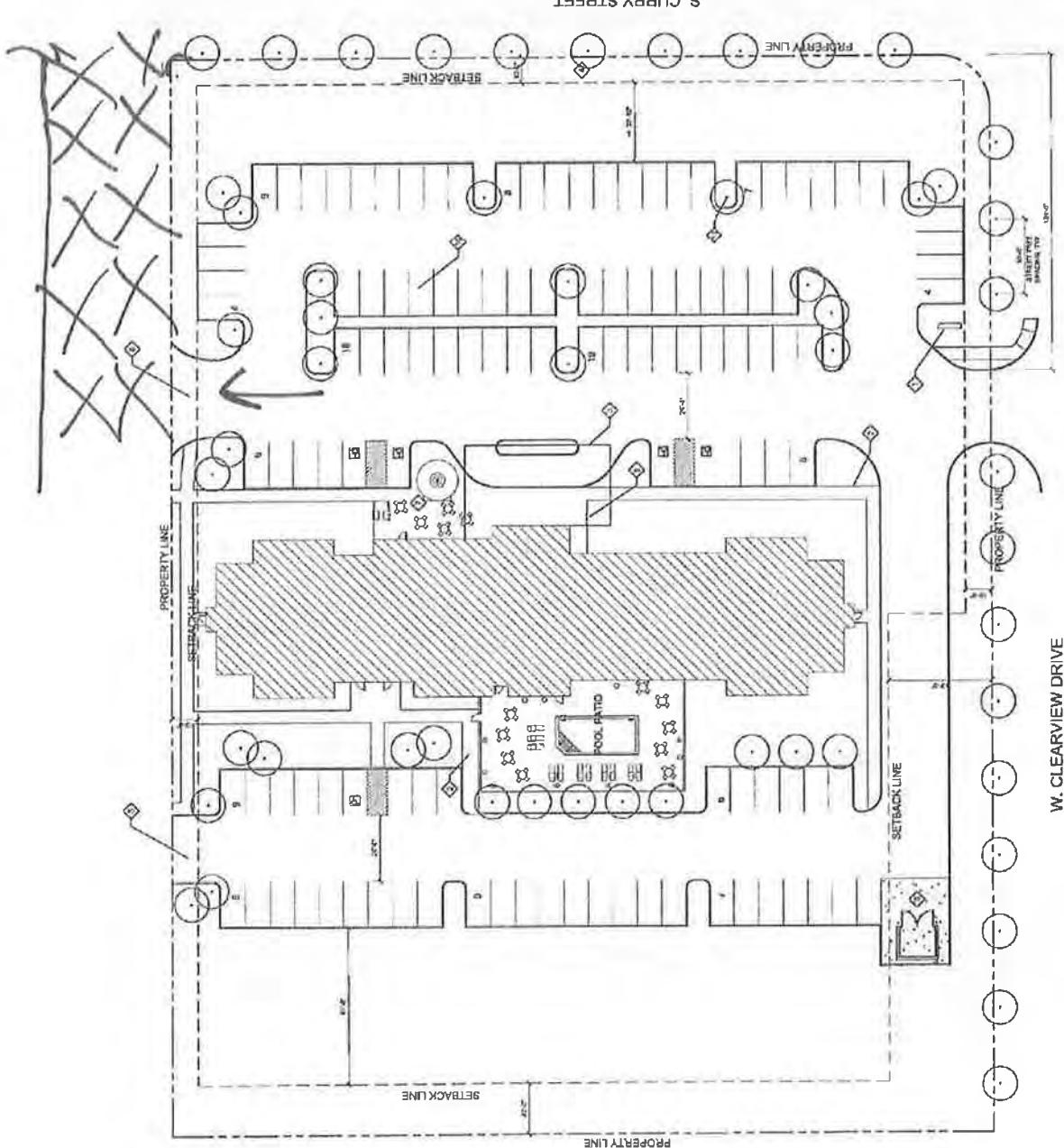
KEYNOTES

THE 1990 EDITION OF THE *WORLD ATLAS* IS THE LARGEST, MOST DETAILED, AND MOST ACCURATE ATLAS EVER PUBLISHED. IT FEATURES 150 MAPS, 1000 PHOTOS, AND 1000 INFORMATION BOXES. THE ATLAS IS DESIGNED TO BE USED AS A REFERENCE WORK, BUT IT ALSO HAS A PRACTICAL SIDE. IT IS A USEFUL TOOL FOR TRAVELERS, BUSINESSMEN, AND STUDENTS. THE ATLAS IS A MUST FOR ANYONE WHO WANTS TO LEARN ABOUT THE WORLD.

SITE PLAN LEGEND

THE DOCUMENT EMBODY

THE UNIVERSITY OF TORONTO LIBRARIES



 **TownePlace Suites - Carson City, NV**



Imagery ©2017 Google, Map data ©2017 Google 100 ft

EXECUTIVE SUMMARY

Wood Rodgers is pleased to present results of the geotechnical investigation our firm performed for the proposed hotel building to be located at 4040 South Curry Street in Carson City, Nevada. Based on results of our investigation, experience in the area, and understanding of the proposed project, we conclude that the site is suitable for its intended use. The primary geotechnical concern is the presence of undocumented grading at the site.

The proposed structure is anticipated to be wood-framed construction with slab-on-grade flooring founded on standard spread foundations. The site has been rough graded to about 6.5 percent to the southeast, and experiences a total elevation relief of about 25 feet across the site.

The native soils predominantly consisted of a silty to poorly-graded sand with gravel of non- to low plasticity levels. Therefore, grading recommendations have been developed around utilizing native granular and fine-grained soils as structural fill.

Although significant seismic hazards and fault structures are common to the region, no geologic hazards are known to exist within the property. Strong earthquake motions can be expected based on mapped seismic accelerations; however the site may appropriately be classified as Site Class D based on shear-wave velocity measurements performed on-site.

Free groundwater was not observed to the depths explored. Although groundwater levels can be anticipated to fluctuate due to changes in precipitation, seasonal variations, irrigation practices, or other conditions, the level is anticipated to lie at a depth that would not influence construction activities.

This report has been prepared in consideration of the applicable provisions set forth in the International Building Code (2012, IBC) and the amendments and modifications adopted by the Carson City. Although it appears public improvements are complete, underground and flatwork construction are to be constructed per the requirements of the Standard Specifications for Public Works Construction (SSPWC).

DESCRIPTION

674 Luminous Wall Sconce features horizontal trim bars with a vertical fin detail and is ADA compliant. Design options, such as perforated metal, colored acrylic, and different trim bar configurations are available.

Catalog #	Type
Project	TPS - Carson City, NV
Comments	Building Wall Sconce
Prepared by	

SPECIFICATION FEATURES**Material**

Painted solid aluminum with a matte white acrylic diffuser with a regressed aluminum perf shield. Wet location lamp and ballast housing with 1/8" clear acrylic diffuser.

Finish

Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard: Aluminum Paint (ALP). Premium: Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Gold Metallic Paint (GM), Graphite Metallic Paint (GRM), Grey Paint (GY), White Paint or Custom Color (CC).

Optics

Refer to www.shaperlighting.com for complete photometrics.

Ballast

Integral electronic HPF multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

Lamp/Socket

31": Two (2) 14W T5 linear miniature bi-pin fluorescent lamps.
43": Two (2) 21W T5 linear miniature bi-pin fluorescent lamps.
55": Two (2) 28W T5 linear miniature bi-pin fluorescent lamps. Fluorescent socket injection molded plastic. Lamps furnished by others.

LED

31" L3:2000 nominal lumens at max 19W
43" L4:3000 nominal lumens at max 28W
55" L5:4000 nominal lumens at max 37W

Long-life LED system coupled with electrical driver to deliver optimal performance. Electronic drivers are available for 120-277 applications. A 0-10V dimming control is available (Standard) on all models.

Installation

Supplied with a mounting back for a standard 4" J-box or stucco ring.

Options

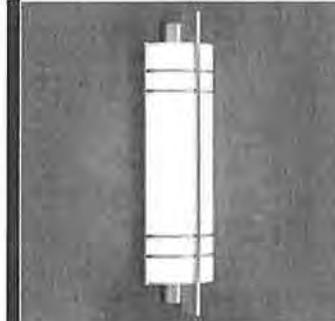
Modified Length - Contact factory, Alternative Trim Bars or Perf Accent Design - Contact factory, Green Glass Acrylic (GGA).

Labels

U.L. and C.U.L. listed for wet location. ADA compliant.

Modifications

Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.

**674-WP SERIES**

Exterior Wall Luminaire
Luminous Sconce

**ARRA**

Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).

**ARRA**

Shaper offers a large selection of ADA interior and exterior wall luminaires. ADA requires all fixtures below 68" to have a maximum projection of 4".

AMERICAN DISABILITIES ACT (ADA)

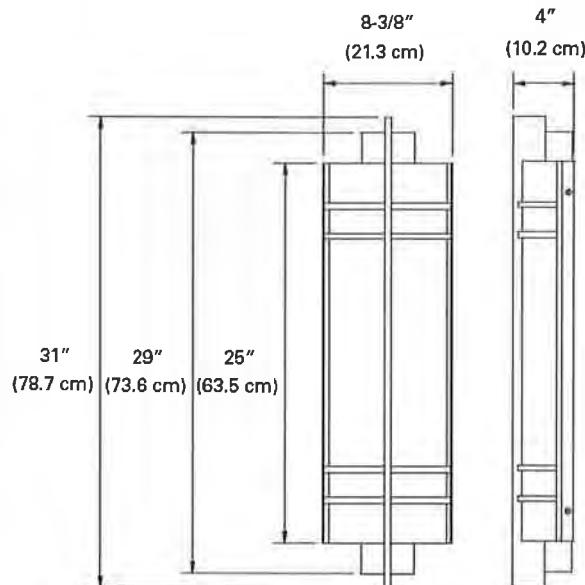
ORDERING INFORMATION

Sample Number: 674-55-WP-T5/2/28-277V-ALP

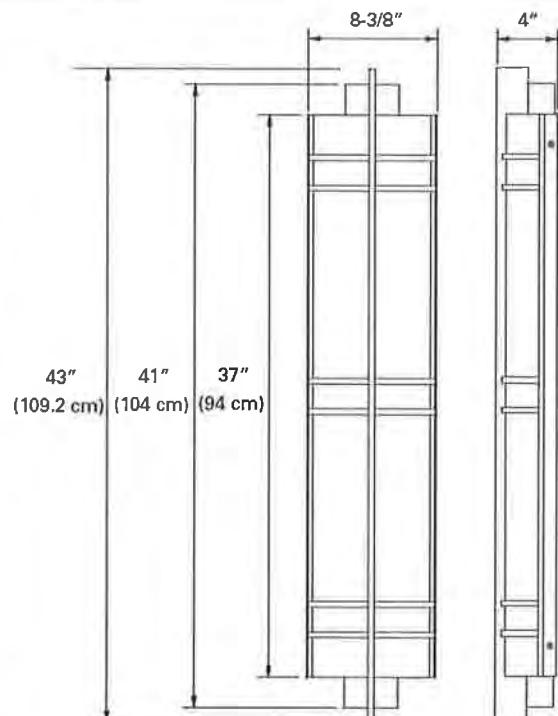
Series 674 = Luminous Wall Sconce	Size 31" 43" 55"	Mounting Type WP = Exterior Wall	Lamp T5/2/14 ¹ T5/2/21 ² T5/2/28 ³ LED L3/827 ¹ L4/827 ² L5/827 ³ L3/830 ¹ L4/830 ² L5/830 ³ L3/835 ¹ L4/835 ² L5/835 ³ L3/840 ¹ L4/840 ² L5/840 ³	Voltage 120V 277V 347V ⁵	Finish ⁴ Standard ALP = Aluminum Paint Premium BK = Black BM = Bronze Metallic Paint CC = Custom Color DP = Dark Platinum Paint GM = Gold Metallic Paint GRM = Graphite Metallic Paint GY = Grey WH = White	Options GGA = Green Glass Acrylic
---	---------------------------	-------------------------------------	---	--	---	--------------------------------------

¹ Available in 31".² Available in 43".³ Available in 55".⁴ Premium TGE polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.⁵ For T5 lamping only.

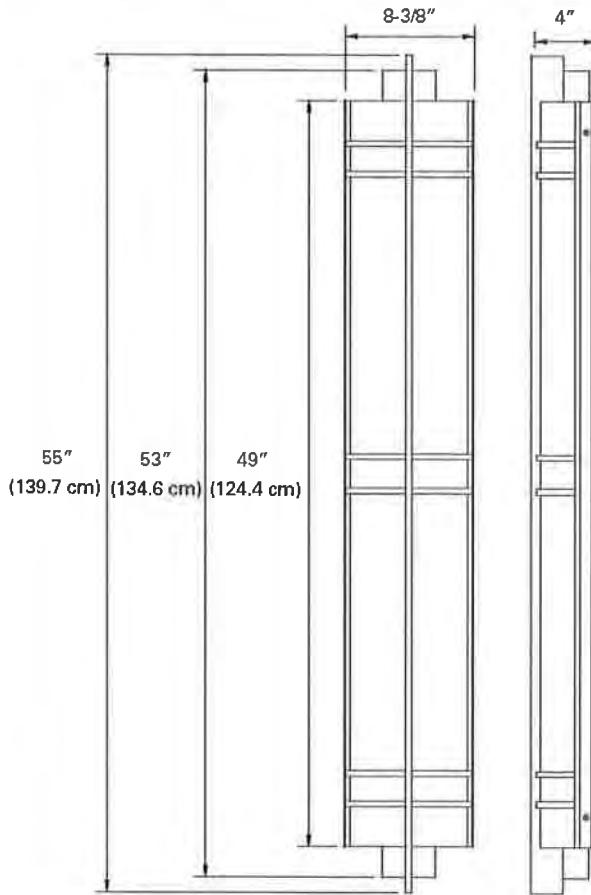
MOUNTING TYPE



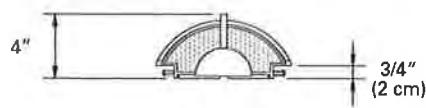
674-31-WP STANDARD



674-43-WP STANDARD



674-55-WP STANDARD



DESCRIPTION

673-WP Luminous Wall Sconce features a variety of decorative options such as perforated metal, colored acrylic, trim bars and is ADA compliant.

Catalog #	673-12WP-L3-830-BM-120-277-2VTB-PC-BC	Type
Project	TPS Carson City, NV	Z46
Comments	Patio Wall Sconce	Date
Prepared by	Kathleen Kenny, National Accounts 678-447-5208, kathleenkenny@eaton.com	

SPECIFICATION FEATURES**Material**

Painted or plated solid aluminum with a 1/8" sanded white extruded acrylic panel. Open bottom and enclosed top.

Finish

Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Standard: White Paint (WH).

Premium: Aluminum Paint (ALP), Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Graphite Metallic Paint (GRM), Grey Paint (GY) or Custom Color (CC).

Optics

Refer to www.shaperlighting.com for complete photometrics.

Ballast

Integral electronic HPF, multi-volt 120/277V (347V Canada - Except 13W), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

Driver

Standard integral class 2 driver 38W max., 0-10V dimming.

Lamp/Socket

12": Two (2) 13W (2GX7) 4-pin low wattage CFL or 26W (G24q-3) 4-pin quad CFL lamps or one (1) 60W frosted T-10 lamp.

16": Two (2) 27W (2G11) 4-pin high lumen CFL lamps or two (2) 60W frosted T-10 lamps.

25": One (1) or two (2) 14W T5 linear bi-pin fluorescent lamps.

37": One (1) or two (2) 21W T5 linear bi-pin fluorescent lamps.

Fluorescent socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. Lamps furnished by others.

LED

L3:2000 nominal lumens at max 19W

L4:3000 nominal lumens at max 29W

Long-life LED system coupled with electrical driver to deliver optimal performance. Electronic drivers are available for 120-277 applications. A 0-10V dimming control is available (Standard) on all models.

Installation

Supplied with a universal circular strap for a standard 4" J-box or plaster ring.

Options

Modified Length - Contact factory, Closed Bottom Cover (BC), Two Vertical Trim Bars (2VTB), Two Horizontal Trim Bars (2HTB), Two Vertical & Horizontal Trim Bars (2HTB/2VTB), Two Vertical & Horizontal Trim Bars with Decorative Balls (2HTB/2VTB/DB), Two Horizontal & Vertical

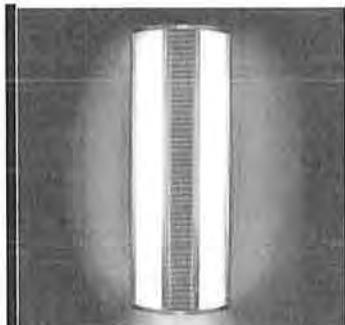
Trim Bars with Perf Sides & Solid Ends (2HTB/2VTB/PSSE), Two Vertical & Horizontal Trim Bars with Perf Center (2HTB/2VTB/PC), Two Horizontal & Proud Extended Vertical Trim Bars with Solid Ends (2HTB/2PEVTB/SE), Two Horizontal Trim Bars & One Proud Vertical Trim Bar with Solid Ends (2HTB/1PVTB/SE), Two Horizontal & One Vertical Trim Bars with Perf Ends (2HTB/1VTB/PE), Two Horizontal Fins (2HF), Two Vertical Trim Bars with Perf Sides (2VTB/PS), Two Vertical Trim Bars with Cobalt Blue Center (2VTB/CBC), Two Vertical Trim Bars with Perf Center (2VTB/PC), Three Horizontal & One Vertical Trim Bar with Perf (3HTB/1VTB/PI). Solid or closed acrylic endcaps available for LED

Labels

U.L. and C.U.L. listed for wet location. ADA compliant, except with proud trim options.

Modifications

Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.

**673-WP SERIES**

Exterior Wall Luminaire
Luminous Wall Sconce

**ARRA**

Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).

ADA AMERICAN DISABILITIES ACT (ADA)

Shaper offers a large selection of ADA interior and exterior wall luminaires. ADA requires all fixtures below 60" to have a maximum projection of 4".

QUICK SHIP (QS)

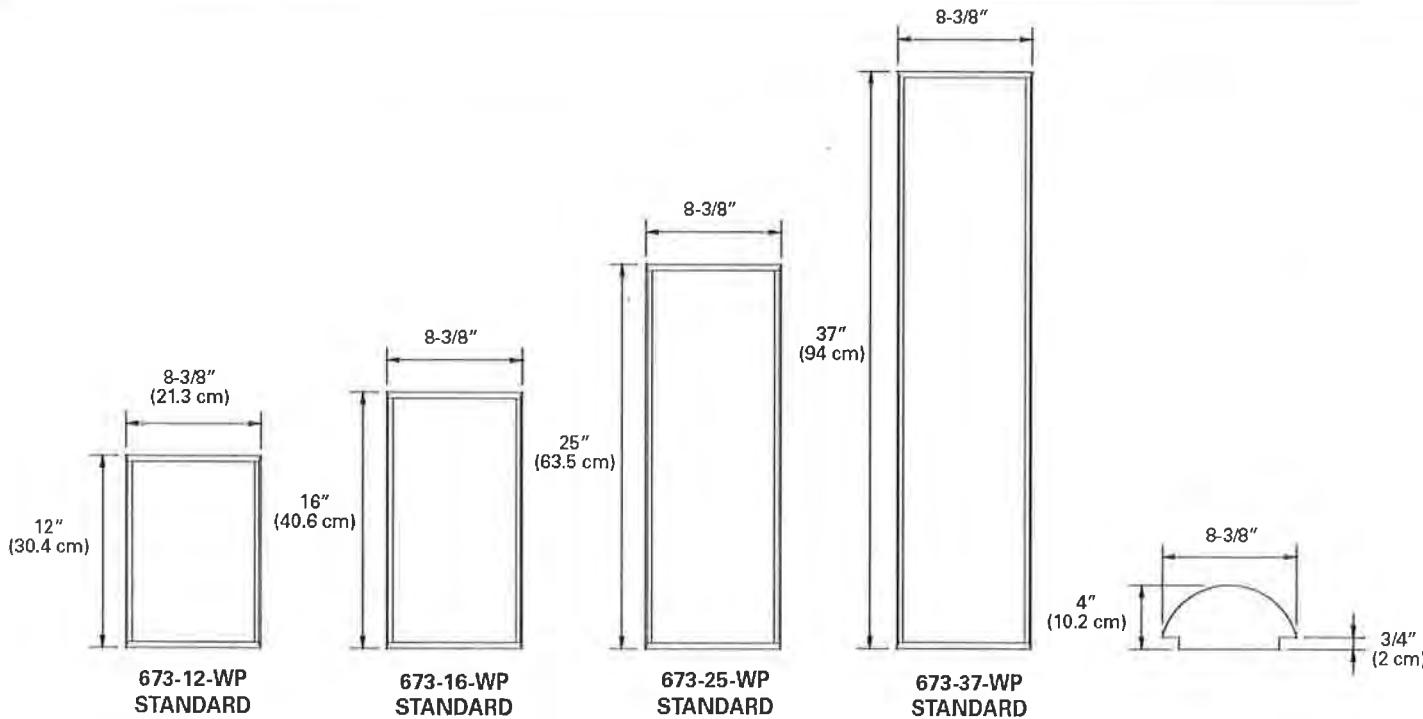
Shaper's Quick Ship program features over thirty-four fixtures with finish options such as Satin Chrome, Natural Aluminum and Satin Brass, and a wide variety of lamp selections. All products ship in five days from receipt of order.

ORDERING INFORMATION

Sample Number: 673-37-WP-T5/1/21-277V-ALP

Series 673 = Luminous Wall Sconce	Size 12" 16" 25" 37"	Mounting Type WP = Exterior Wall	Lamp CFL/2/13 1 CFL/2/26 1 CFL/2/27 2 INC/1/60 1 INC/2/60 2 T5/1/14 3 T5/1/21 4 T5/2/14 3 T5/2/21 4 LED Lamp L3/827 2,3 L3/830 2,3	Voltage 120V 277V 5 347V 5 LED Voltage (120-277V)	Finish ⁶ Standard WH = White Premium ALP = Aluminum Paint BK = Black BM = Bronze Metallic Paint CC = Custom Color DP = Dark Platinum Paint GM = Gold Metallic Paint GRM = Graphite Metallic Paint GY = Grey	Options 2HF = Two Horizontal Fins 2HTB = Two Horizontal Trim Bars 2HTB/1PVTB/SE = Two Horizontal & One Proud Vertical Trim Bar w/Solid Ends 2HTB/1VTB/PE = Two Horizontal & One Vertical Trim Bar w/Perf Ends 2HTB/2VTB = Two Horizontal & Vertical Trim Bars 2HTB/2VTB/DB = Two Horizontal & Vertical Trim Bars w/Decorative Balls 2HTB/2VTB/PC = Two Horizontal & Vertical Trim Bars w/Perf Center 2HTB/2VTB/PSSE = Two Horizontal & Vertical Trim Bars w/Perf Sides & Solid Ends 2HTB/2PEVTB/SE = Two Horizontal & Proud Vertical Extended Trim Bars w/Solid Ends 2VTB = Two Vertical Trim Bars 2VTB/CBC = Two Vertical Trim Bars w/ Cobalt Blue Center 2VTB/PC = Two Vertical Trim Bars w/Perforated Center 2VTB/PS = Two Vertical Trim Bars w/Perforated Sides 3HTB/1VTB/P = Three Horizontal & One Vertical Trim Bars w/Perf BC = Closed Bottom Cover ²
Notes: 1 Available in 12". 2 Available in 16". 3 Available in 25". 4 Available in 37". 5 Available with CFL only (347V not available in 13W). 6 Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.						

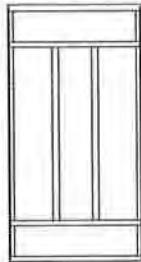
MOUNTING TYPE



OPTIONS



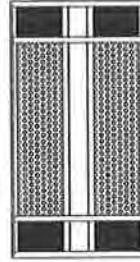
TWO HORIZONTAL TRIM BARS (2HTB)



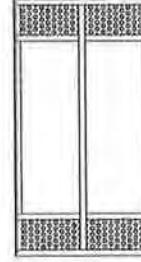
TWO HORIZONTAL & TWO VERTICAL TRIM BARS (2HTB/2VTB)



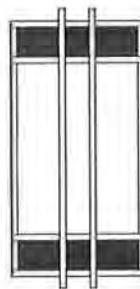
TWO HORIZONTAL & TWO VERTICAL TRIM BARS W/ PERFORATED CENTER (2HTB/2VTB/PC)



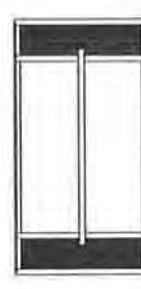
TWO HORIZONTAL & TWO VERTICAL TRIM BARS W/ PERFORATED SIDES & SOLID ENDS (2HTB/2VTB/PSSE)



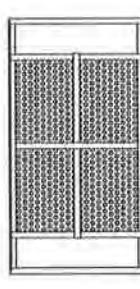
TWO HORIZONTAL & ONE VERTICAL TRIM BARS W/ PERFORATED ENDS (2HTB/1VTB/PE)



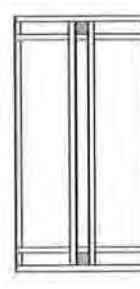
TWO HORIZONTAL & TWO PROUD EXTENDED VERTICAL TRIM BARS W/ SOLID ENDS (2HTB/2PEVTB/SE)



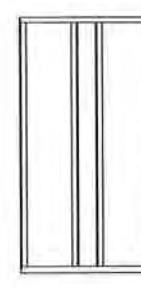
TWO HORIZONTAL & ONE PROUD VERTICAL TRIM BARS W/ SOLID ENDS (2HTB/1PVTB/SE)



THREE HORIZONTAL & ONE VERTICAL TRIM BARS W/ PERFORATED CENTER (3HTB/1VTB/P)



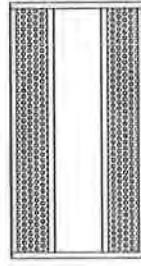
TWO HORIZONTAL & TWO VERTICAL TRIM BARS W/ DECORATIVE BALLS (2HTB/2VTB/DB)



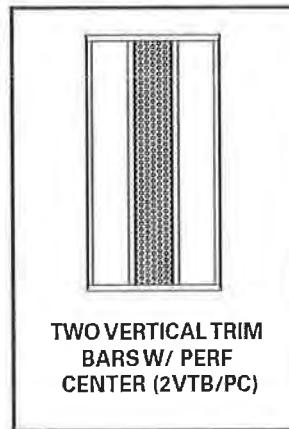
TWO VERTICAL TRIM BARS (2VTB)



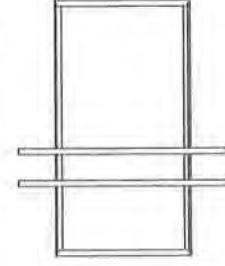
TWO VERTICAL TRIM BARS W/ COBALT BLUE CENTER (2VTB/CBC)



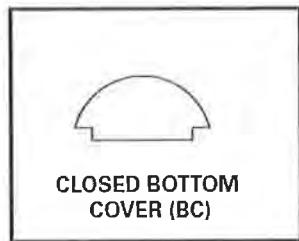
TWO VERTICAL TRIM BARS W/ PERFORATED SIDES (2VTB/PS)



TWO VERTICAL TRIM BARS W/ PERFORATED CENTER (2VTB/PC)

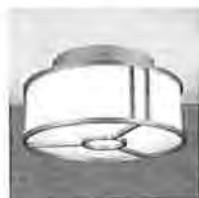


TWO HORIZONTAL FINS (2HF)



CLOSED BOTTOM COVER (BC)

COMPANION PRODUCTS



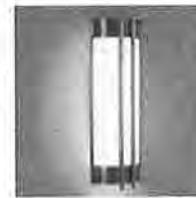
273



474



605



673

TOWNEPLACE SUITES

4040 SOUTH CURRY STREET, CARSON CITY, NV 89703
SPECIAL USE PERMIT SET (MPR 16-107)

D

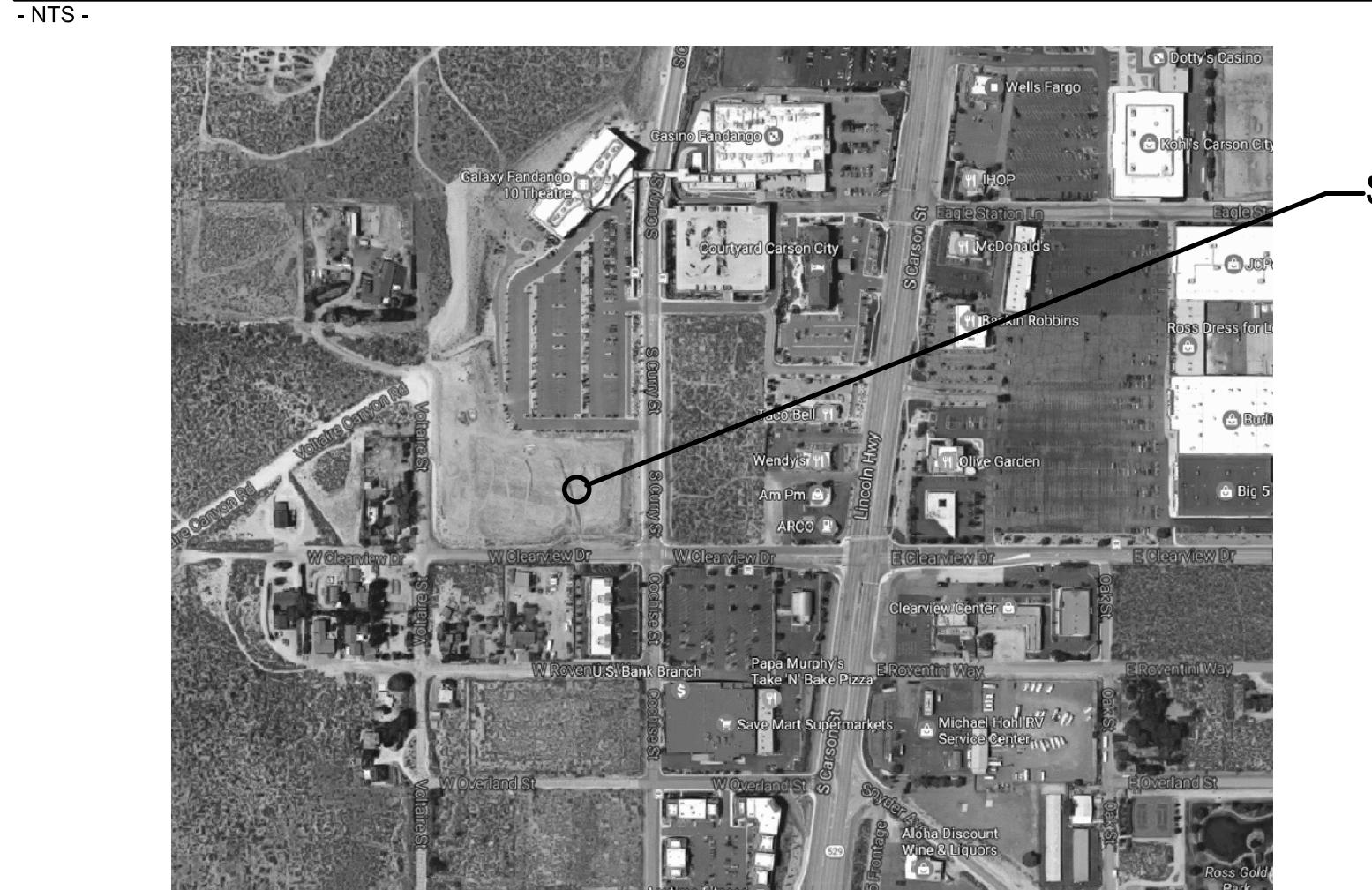
PROJECT TEAM

ARCHITECT	PLANNING	CIVIL ENGINEER	LANDSCAPE (under Civil)	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER
PHILIP STEWART ARCHITECT P.O. BOX 2010 LAKE OSWEGO, OR 97035	PHILIP STEWART ARCHITECT P.O. BOX 2010 LAKE OSWEGO, OR 97035	ROBISON ENGINEERING COMPANY 846 VICTORIAN AVENUE SUITE 20 SPARKS, NV 89431	L.A. STUDIO NEVADA 1552 C STREET SPARKS, NV 89431	DCI ENGINEERS INC. 400 SW 6TH AVENUE SUITE 605 PORTLAND, OR 97204-1631	EMERALD CITY ENGINEERS, INC. 6505 216TH ST. SW, SUITE 200 MOUNTLAKE TERRACE, WA 98043	EMERALD CITY ENGINEERS, INC. 6505 216TH ST. SW, SUITE 200 MOUNTLAKE TERRACE, WA 98043	EMERALD CITY ENGINEERS, INC. 6505 216TH ST. SW, SUITE 200 MOUNTLAKE TERRACE, WA 98043
P: 503.616.1936 F:	P: 503.616.1936 F:	P: 775.852.2251 F: 805.543.4609	P: 775.323.2223 F:	P: 503.242.2448 F: 503.242.2449	P: 425.741.1200 F: 425.741.1201	P: 425.741.1200 F: 425.741.1201	P: 425.741.1200 F: 425.741.1201
CONTACT: PHILIP STEWART philip@psapdx.com	CONTACT: PHILIP STEWART philip@psapdx.com	CONTACT: NATHAN ROBISON nathan@robisoneng.com	CONTACT: RYAN HANSEN ryan@lastudionevada.com	CONTACT: WADE YOUNIE wyounie@dcii-engineers.com	CONTACT: JOHN TOMAN jtoman@emeraldcityeng.com	CONTACT: ADAM FRENCH afrench@emeraldcityeng.com	CONTACT: JOHN TOMAN jtoman@emeraldcityeng.com

DRAWING INDEX

SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
GENERAL					
CS	COVER SHEET				
CIVIL					
C1	SITE PLAN				
C2	GRADING AND UTILITY PLAN				
LANDSCAPE					
L1	PRELIMINARY LANDSCAPE PLAN				
ARCHITECTURAL					
A0.50	ARCHITECTURAL SITE PLAN				
A1.01	GROUND FLOOR PLAN				
A1.02	TYPICAL UPPER FLOOR PLAN				
A2.01	EXTERIOR ELEVATIONS				
A2.02	EXTERIOR ELEVATIONS				
A2.03	RENDERED ELEVATIONS				
ELECTRICAL					
E1.01	SITE PHOTOMETRIC PLAN				

VICINITY MAP:



LEGAL DESCRIPTION:

THE PROPERTY IS SITUATED WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP FIFTEEN (15) NORTH, RANGE TWENTY (20) EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, BEING A PORTION OF PARCEL B AS SHOWN ON RECORD OF SURVEY MAP NO. 2645, RECORDED MARCH 28, 2007, IN BOOK 10 AT PAGE 2645, OFFICIAL RECORDS OF CARSON CITY, NEVADA. FURTHER DESCRIPTION OF METES AND BOUNDS PER ALTA SURVEY.

ZONING: GENERAL COMMERCIAL (GC) AND MULTI-FAMILY APARTMENT (MF)

SITE AREA: +/- 134,600 GROSS SQUARE FEET (3.09 ACRES)

DEFERRED SUBMITTALS:

1. FIRE ALARM
2. FIRE SPRINKLERS
3. SHOP FABRICATED WOOD TRUSSES
4. ENGINEERED WOOD PRODUCTS
5. POOL DESIGN
6. SIGNAGE
7. KITCHEN EQUIPMENT

SPECIAL INSPECTIONS

REFER TO "SPECIAL INSPECTIONS AND TESTS" AS NOTED ON STRUCTURAL DRAWINGS

GUEST ROOM DISTRIBUTION

ROOM TYPE	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	SUB TOTAL	TOTAL	PERCENT
STUDIO	6	11	10	10	37		
MOBILITY-IMPAIRED STUDIO	0	1	0	1	2	41	43.2%
HEARING-IMPAIRED STUDIO	0	0	1	1	2		
DOUBLE QUEEN (QQ)	4	10	11	10	35		
MOBILITY-IMPAIRED QQ	0	0	1	1	2	38	40.0%
HEARING-IMPAIRED QQ	1	0	0	0	1		
ONE BEDROOM SUITE (1B)	3	3	4	4	14		
MOBILITY-IMPAIRED 1B	1	0	0	0	1	16	16.8%
HEARING-IMPAIRED 1B	0	1	0	0	1		
SUB-TOTALS	15	26	27	27	86		
TOTAL MOBILITY-IMPAIRED					5		
TOTAL HEARING-IMPAIRED					4		
TOTAL	15	26	27	27	95	100.0%	

ACCESSIBLE GUEST ROOM DISTRIBUTION

FULLY-ACCESSIBLE UNITS: (5) REQ'D, (1) MINIMUM WITH ROLL-IN SHOWER (PER TABLE 1107.6.1.1)

ROOM #	ROOM TYPE	ROLL-IN SHOWER	TUB	C.F. ROOM
144	ACCESSIBLE ONE BEDROOM	X		
213	ACCESSIBLE STUDIO		X	
313	ACCESSIBLE DOUBLE QUEEN		X	
413	ACCESSIBLE STUDIO	X	X	
414	ACCESSIBLE DOUBLE QUEEN	X		

COMMUNICATION FEATURE RM. DISTRIBUTION

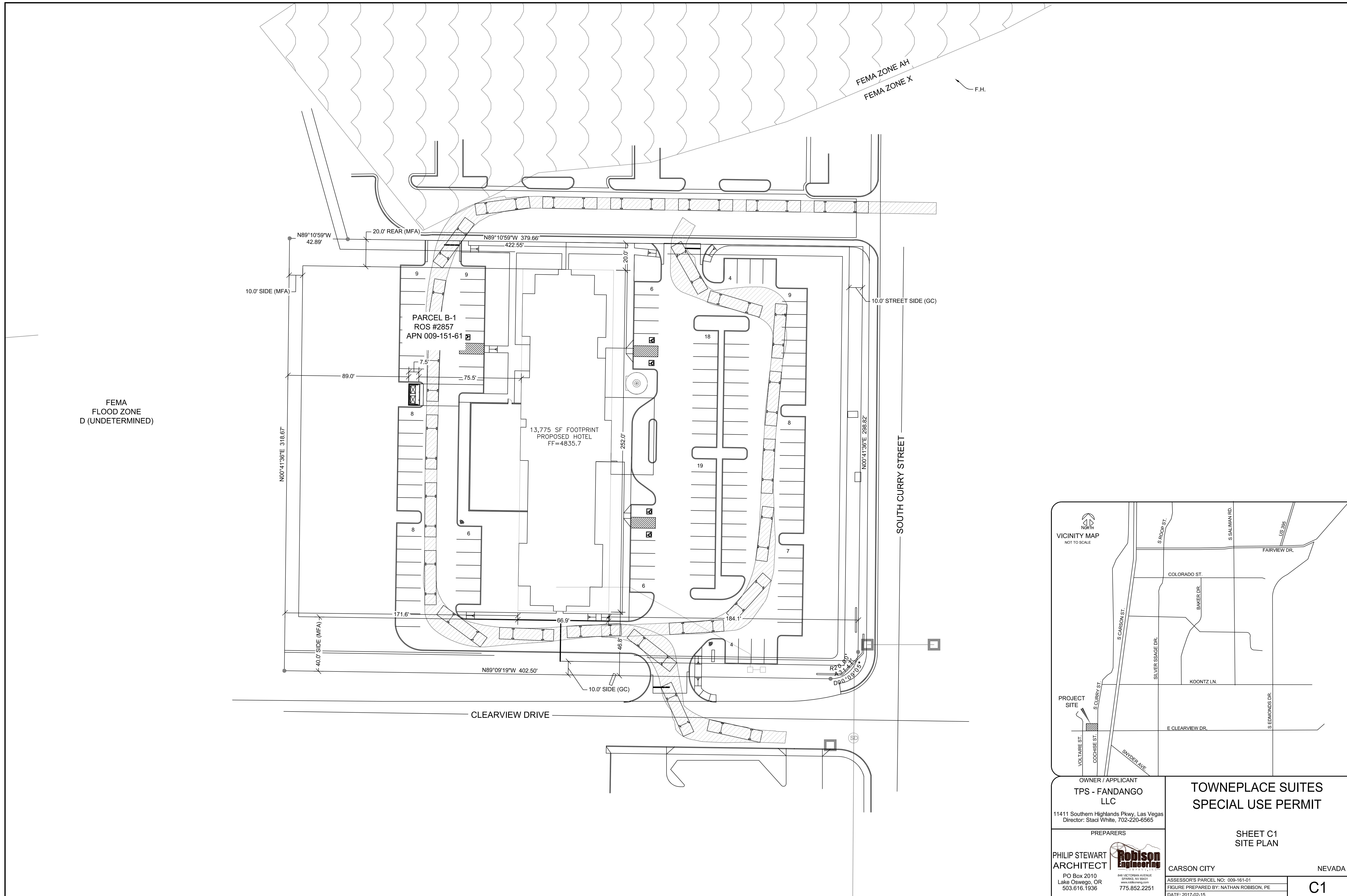
GUEST ROOMS FOR THE HEARING IMPAIRED: (4) REQ'D (PER ADA WHERE 76-100 ROOMS)

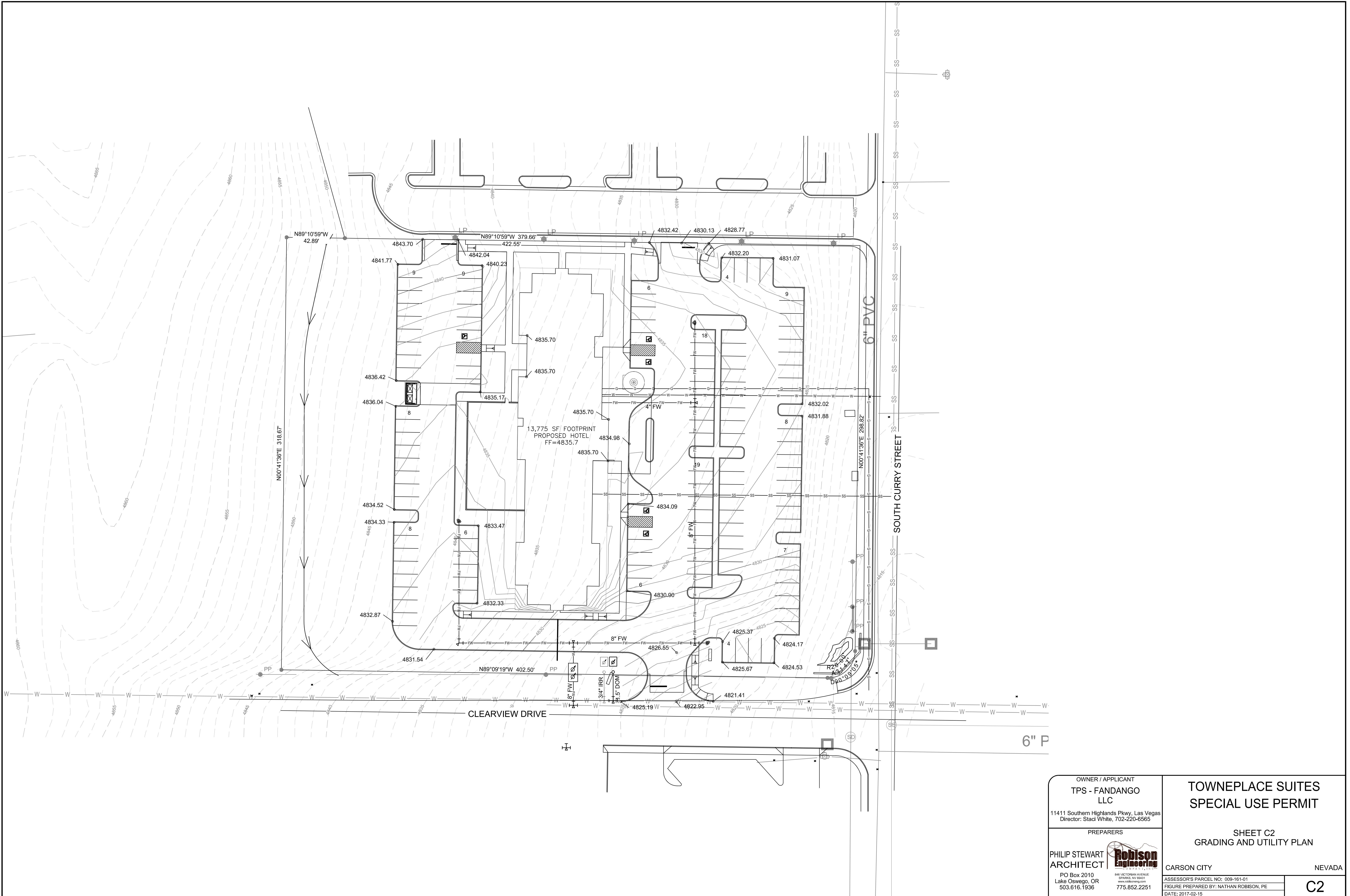
ROOM #	ROOM TYPE	COMMUNICATION FEATURE GUEST ROOM (C.F. ROOM) REQUIREMENTS
103	DOUBLE QUEEN	1. PROVIDE VISUAL ALARMS (I.E. STROBES) CONNECTED TO FIRE ALARM SYSTEM
202	ONE BEDROOM	2. PROVIDE VISUAL NOTIFICATION DEVICES TO ALERT PATROLS OF PHONE CALLS, AND DOOR NOCKS OR BELLS.
309	STUDIO	3. PROVIDE ELECTRICAL OUTLETS TO FACILITATE THE USE OF TEXT TELEPHONES.
413	STUDIO (ALSO MOBILITY)	NOTE: ONE (1) C.F. ROOM MUST BE ACCESSIBLE, BUT NO MORE THAN 10% OF ROOMS THAT COUNT TOWARDS THE REQUIRED C.F. ROOMS MAY BE ACCESSIBLE.

OWNER / APPLICANT
TPS - FANDANGO
LLC
11411 Southern Highlands Pkwy, Las Vegas
Director: Staci White, 702-220-6565

PREPARERS
PHILIP STEWART
Robison Engineering
PO Box 2010
Lake Oswego, OR
503.616.1936
775.852.2251

TOWNEPLACE SUITES
SPECIAL USE PERMIT
COVER SHEET
CARSON CITY
NEVADA
ASSESSOR'S PARCEL NO: 009-151-61
DATE: 2017-02-15
CS





PLANT LEGEND



- FLOWERING EVERGREEN TREE
- DECIDUOUS SHADE TREE
- LOW DECIDUOUS TREE UNDER OVERHEAD POWER LINES
- EVERGREEN TREES
- PLANTING BEDS
(SHRUBS AND/OR TURF GRASS)
 - TURF GRASS WILL NOT BE LESS THAN 8 FT. IN WIDTH AND LENGTH AND SHALL NOT EXCEED 50% OF THE REQUIRED LANDSCAPE AREA.

GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL PLANTER BEDS WILL RECEIVE 3-INCH DEPTH OF MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE Drip IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE DATA

SITE AREA = 134,611 SQ FT
BUILDING AREA = 13,774 SQ FT
SITE AREA EXCLUDING BUILDING = 120,837 SQ FT

LANDSCAPE AREA REQUIRED = 24,167 SQ FT (20% OF SITE AREA EXCLUDING BUILDING FOOTPRINT)
LANDSCAPE AREA PROVIDED = 38,467 SQ FT +/-
(36,662 SQ FT ON SITE + 1,805 SQ FT IN ROW)

TREES REQUIRED = 60 (1 TREE PER 400 SQ FT OF REQUIRED LANDSCAPE AREA MINIMUM)

TREE PLACEMENT REQUIREMENTS ARE AS FOLLOWS:

- (1) SHADE TREE PER 10 PARKING SPACES = --
- (1) TREE PER 30 LINEAL FEET OF STREET FRONTOAGE = --

MINIMUM TREES PROVIDED = 62

SURVEY REQUIRED - 21.0 (1 SURVEY PER THREE ACRES)

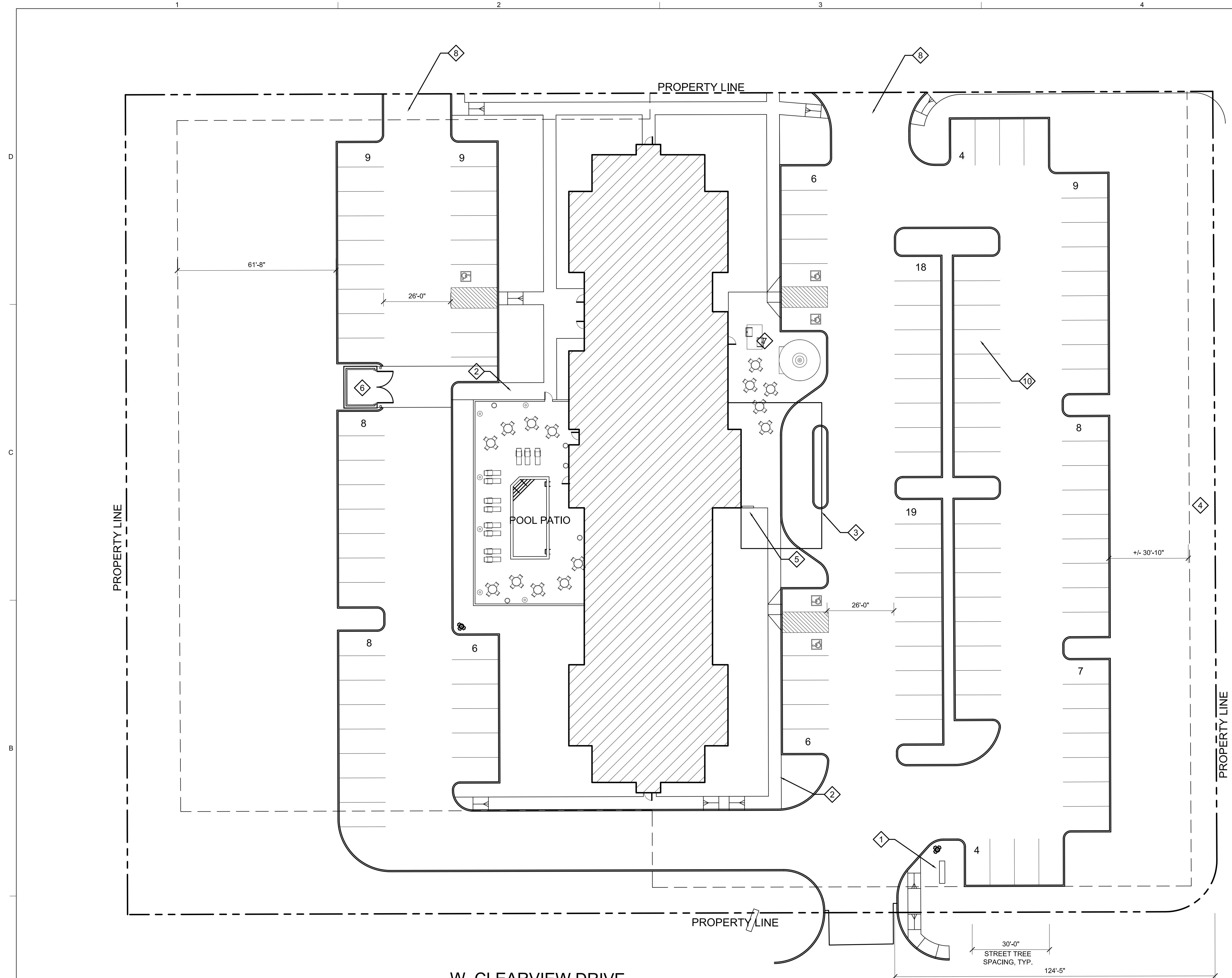
SHREWS REQUIRED - 300 (3 SHREWS)



CLEARVIEW DRIVE

A horizontal scale bar with four major tick marks labeled '0''', '20''', '40''', and '60''' from left to right. The segments between the tick marks are of equal length, representing 20 feet each.

Preliminary Landscape Plan
TOWN PLACE SUITES
Robison Engineering, Inc.



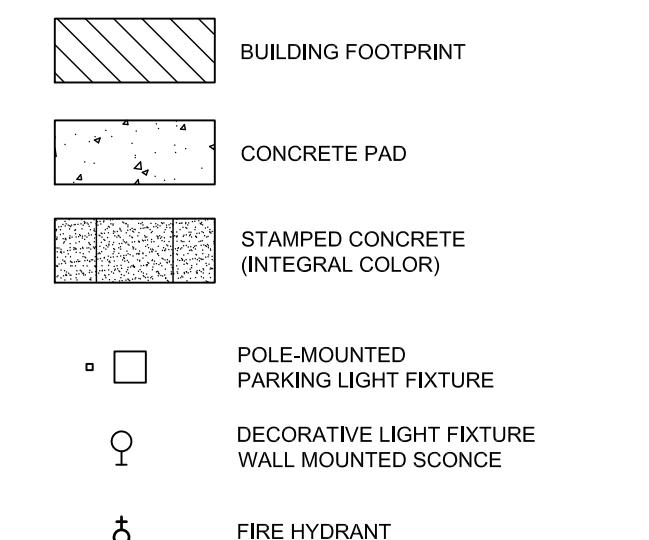
GENERAL NOTES

- A. FINISH GRADE AND HARD SURFACES SHALL SLOPE AWAY FROM THE BUILDING.
- B. LANDSCAPE SHOWN IS CONCEPTUAL ONLY. FINAL LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS.
- C. AIR HANDLING UNITS AND CONDENSER UNITS SHALL BE LOCATED ON THE ROOF AND AWAY FROM PARAPETS TO MINIMIZE THEIR VISIBILITY FROM THE GROUND.
- D. PROVIDE A FIRE ACCESS LANE AROUND THE BUILDING WHICH INCLUDES TURNING RADII AS REQUIRED BY THE FIRE MARSHAL.
- E. PROVIDE HOSE BIBS WHERE SHOWN AROUND BUILDING AND AT TRASH ENCLOSURE.
- F. VEHICULAR PARKING DIMENSIONS SHALL CONFORM WITH CITY OF CARSON CITY DEVELOPMENT CODE REQUIREMENTS.
- G. SIDEWALKS SHALL MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- H. SIGNIFICANT SHRUBS SHALL BE PRESERVED WHENEVER POSSIBLE AND SHALL BE CONSIDERED PART OF THE REQUIRED LANDSCAPE AREA.
- I. THE LANDSCAPE PLAN SHALL CONTAIN A MINIMUM OF ONE (1) TREE FOR EVERY TEN (10) PARKING SPACES. TREES SHALL BE SELECTED FROM THE CITY'S APPROVED LIST.
- J. A MINIMUM OF ONE (1) STREET TREE SHALL BE PLANTED EVERY 30 FEET ALONG THE RIGHT-OF-WAY FRONTAGES. TREES SHALL BE SELECTED FROM THE CITY'S APPROVED LIST.
- K. A RATIO OF SIX (6) SHRUBS IS REQUIRED FOR EACH TREE PLACED OR RETAINED ON THE SITE.

KEYNOTES

- 1 MONUMENT SIGN. COORDINATE WITH CITY OF CARSON CITY DEVELOPMENT CODE AND MARRIOTT REQUIREMENTS.
- 2 CONCRETE SIDEWALK: 5'-0" WIDTH, MINIMUM.
- 3 LINE OF ROOF, ABOVE
- 4 RETAINING WALL
- 5 BICYCLE RACK
- 6 TRASH ENCLOSURE WITH CONCRETE PAD. WALL FINISH TO BE MASONRY AND TO COMPLEMENT BUILDING DESIGN. HEIGHT OF ENCLOSURE TO BE 8'-0" HIGH OR HIGHER THAN TOP OF DUMPSTER.
- 7 BREAKFAST PATIO
- 8 CONNECT TO (E) DRIVEWAY AT GALAXY THEATER.
- 9 TRANSFORMER WITH LANDSCAPE SCREEN
- 10 9'-6" X 18'-0" PARKING STALL, TYP.
- 11 WALL SCONCE: MOUNTING HEIGHT 84" A.F.F., TYP. SEE ELEVATIONS FOR ADDITIONAL LOCATIONS

SITE PLAN LEGEND



SITE DEVELOPMENT SUMMARY

PARKING: 121 'STANDARD' SPACES (9'-6" x 18'-0")
100 PARKING SPACES REQUESTED

A1
A0.50

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

W. CLEARVIEW DRIVE

OWNER / APPLICANT
**TPS - FANDANGO
LLC**

Director: Staci White, 702-220-6363

PREPARERS

PHILIP STEWART
ARCHITECT

PO Box 2010
Lake Oswego, OR
503.616.1936

robinsonengineering.com

846 VICTORIAN AVENUE
SPARKS, NV 89431

775.852.2251

ASSE

DATE

The card features a circular logo on the right side with a gear-like pattern and a stylized mountain range. The company name 'Robison Engineering' is written in large, bold, block letters, with 'COMPANY, INC.' in smaller letters below it. The word 'PREPARERS' is centered at the top. The contact information for Philip Stewart is listed on the left, and the company's website and address are on the right. The bottom right corner has fields for 'ASSE' and 'DATE'.

TOWNEPLACE SUITES SPECIAL USE PERMIT

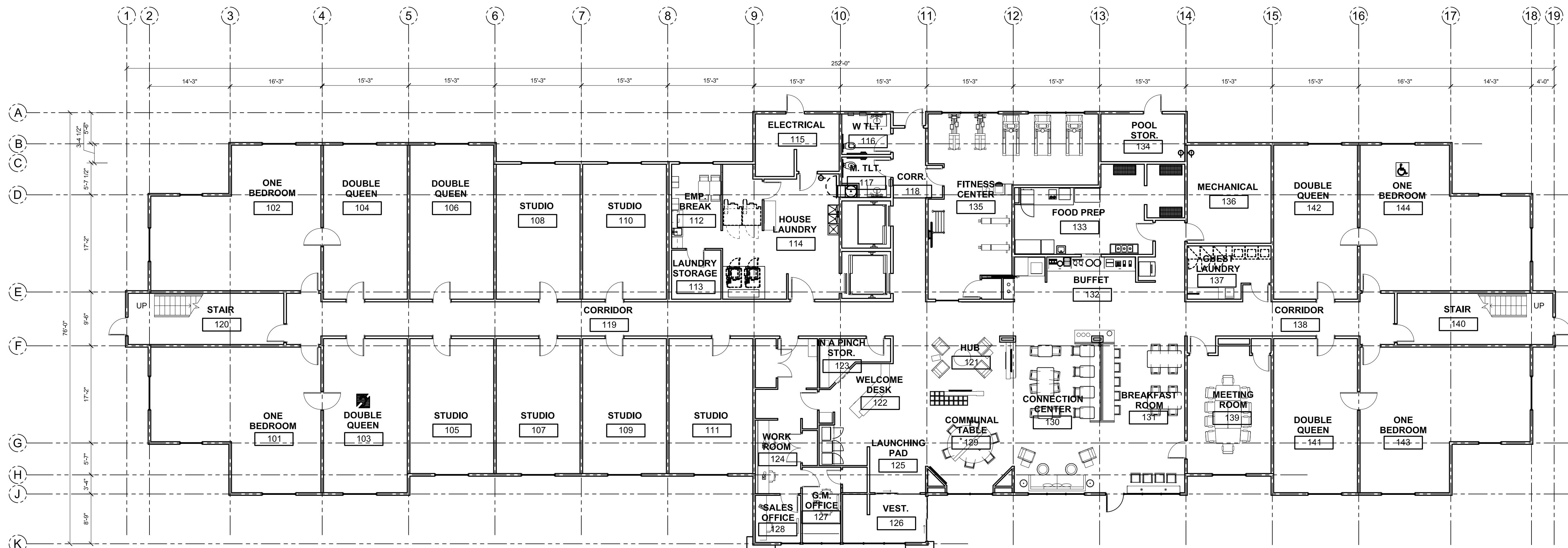
ARCHITECTURAL SITE PLAN

NEVADA

REVIEWERS

1 2 3 4

D



A1
FIRST FLOOR PLAN
A1.01
SCALE: 3/32"=1'-0"

OWNER / APPLICANT
TPS - FANDANGO
LLC
11411 Southern Highlands Pkwy, Las Vegas
Director: Staci White, 702-220-6565

PREPARERS
PHILIP STEWART
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Engineering
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503.616.1936

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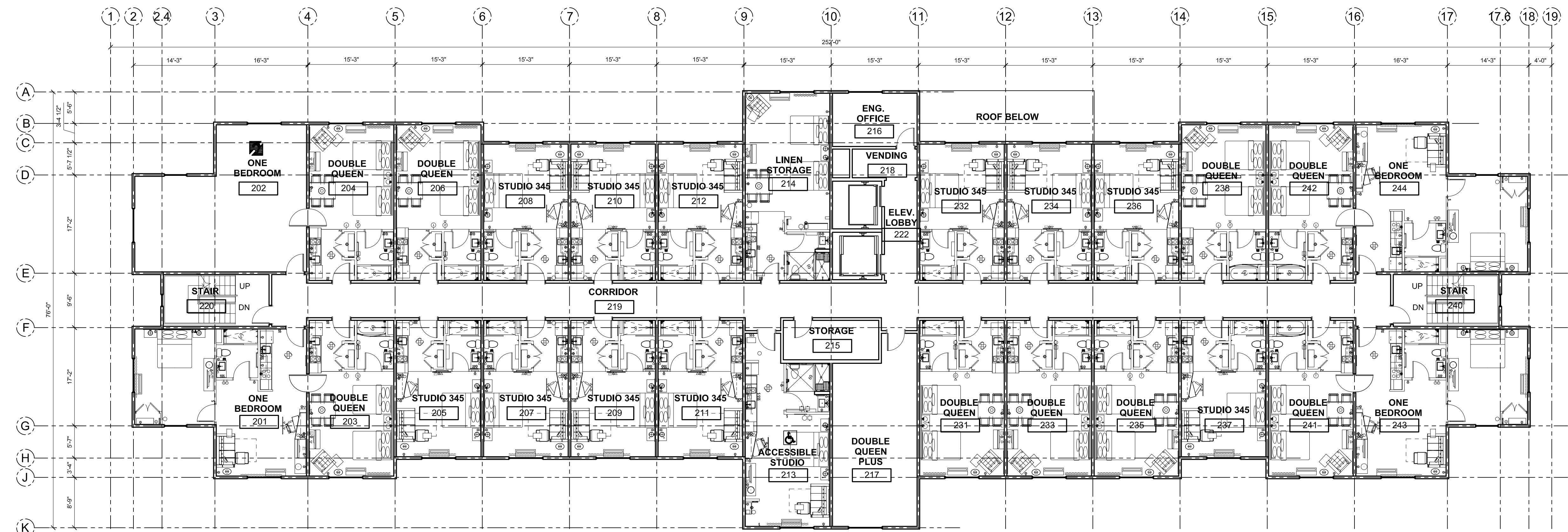
FIRST FLOOR PLAN

CARSON CITY
ASSESSOR'S PARCEL NO: 009-151-61
775.852.2251
DATE: 2017-02-15

NEVADA

A1.01

D



A1
A1.02 TYPICAL UPPER FLOOR PLAN
SCALE: 3/32"=1'-0"

OWNER / APPLICANT
TPS - FANDANGO
LLC
11411 Southern Highlands Pkwy, Las Vegas
Director: Staci White, 702-220-6565

PREPARERS
PHILIP STEWART
ARCHITECT
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Robison
Engineering

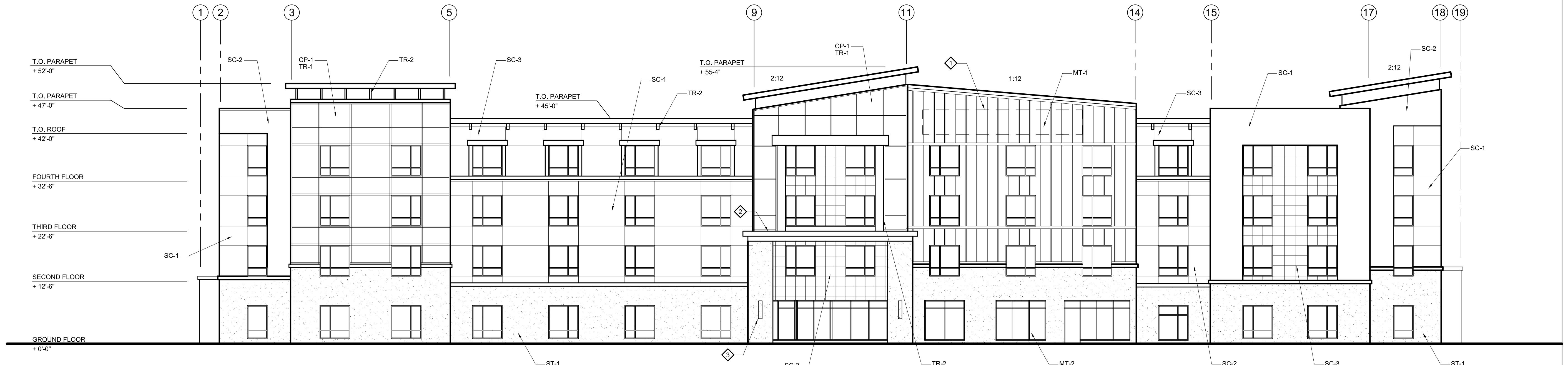
TOWNEPLACE SUITES
SPECIAL USE PERMIT
TYPICAL UPPER FLOOR PLAN
CARSON CITY NEVADA
ASSESSOR'S PARCEL NO: 009-151-61
775.852.2251
DATE: 2017-02-15

1	2	3	4
GENERAL NOTES	KEYNOTES		EXTERIOR FINISHES MATRIX

A. FINISH GRADE AND HARD SURFACES SHALL SLOPE AWAY FROM THE BUILDING.
 B. AIR HANDLING UNITS AND CONDENSER UNITS SHALL BE LOCATED ON THE ROOF AND AWAY FROM PARAPETS TO MINIMIZE THEIR VISIBILITY FROM THE GROUND.
 C. PROVIDE A FIRE ACCESS LANE AROUND THE BUILDING WHICH INCLUDES TURNING RADII AS REQUIRED BY THE FIRE MARSHAL.
 D. ALL PAINT COLOR AND EXTERIOR FINISH CLADDING SYSTEMS TO CONTINUE AT EXTERIOR CORNERS AND TERMINATE AT INTERIOR CORNERS.
 E. PAINT EXTERIOR SOFFITS TO MATCH FASCIA.
 F. ALL LOUVERS, VENTS, GRILLES, AND FLASHINGS ARE TO BE PRE-FINISHED TO MATCH WINDOW FRAME COLOR MEDIUM BRONZE.
 G. PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.
 H. CONTROL JOINTS TO BE PROVIDED AT EVERY FLOOR, MINIMUM.

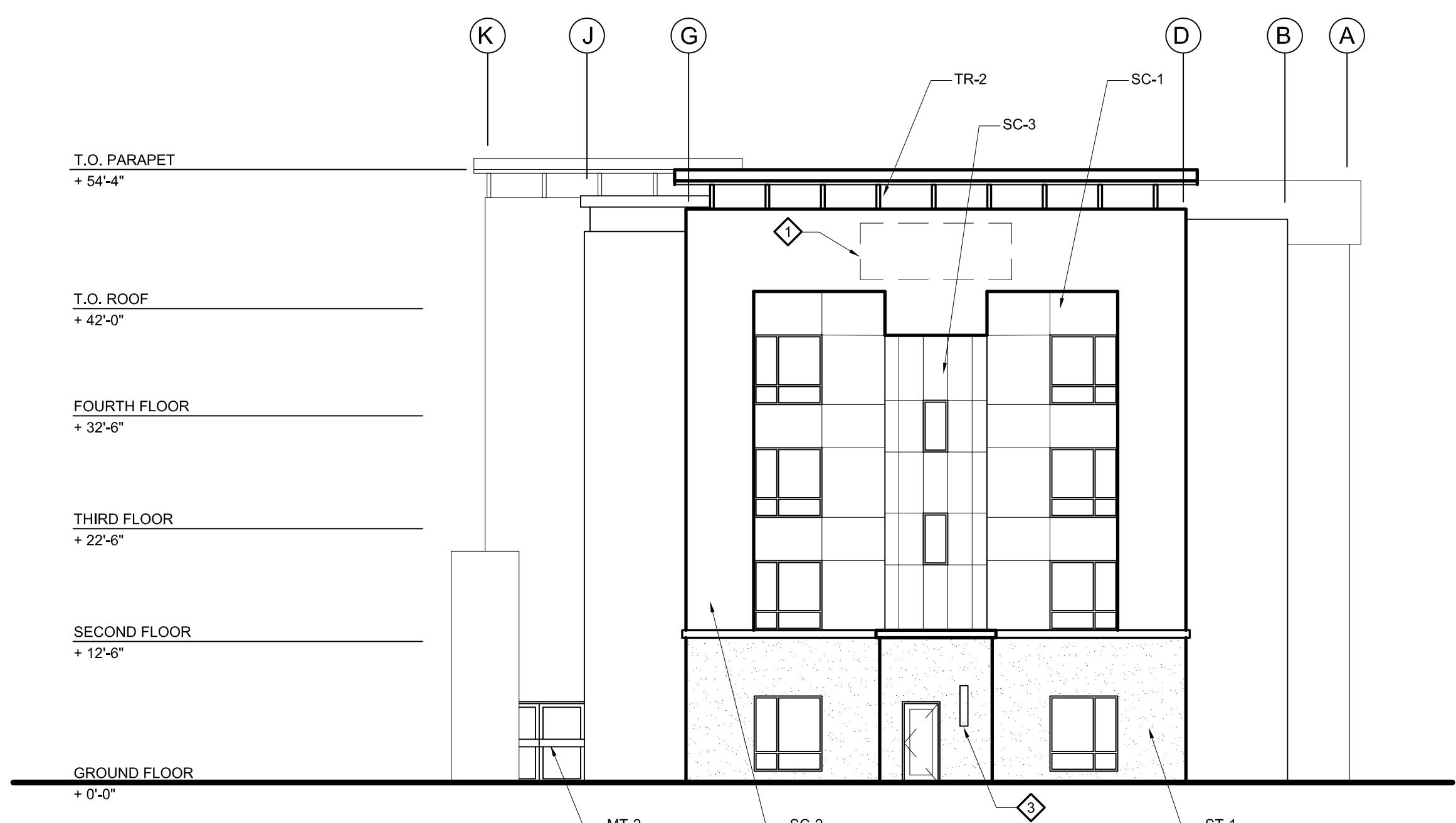
① EXTERIOR SIGNAGE
 ② PORTE-COCHERE STRUCTURE: PAINT TO MATCH TR-2.
 ③ WALL SCONCE, SEE CUT SHEET
 ④ x
 ⑤ x
 ⑥ x
 ⑦ x
 ⑧ x
 ⑨ x
 ⑩ x
 ⑪ x

DESIGNATION	MATERIAL	MANUFACTURER	COLOR / STYLE
SC-1	STUCCO		TO MATCH BENJAMIN MOORE HC-45 'SHAKER BEIGE'
SC-2	STUCCO		TO MATCH BENJAMIN MOORE HC-47 'BROOKLINE BEIGE'
SC-3	STUCCO		TO MATCH BENJAMIN MOORE BM-1223 'BRENTWOOD'
CP-1	FIBER CEMENT PANEL		TO MATCH BENJAMIN MOORE HC-45 'SHAKER BEIGE'
TR-1	FIBER CEMENT TRIM		TO MATCH ADJACENT PAINT COLOR
TR-2	FIBER CEMENT TRIM		TO MATCH BENJAMIN MOORE HC-46 'JACKSON TAN'
MT-1	METAL SIDING	AEP SPAN	TO MATCH BENJAMIN MOORE HC-122 'GREAT BARRINGTON GREEN'
MT-2	METAL FINISH		MEDIUM BRONZE
ST-1	SIMULATED STONE	CORONADO	TO MATCH 'ITALIAN VILLA - CHABLIS'



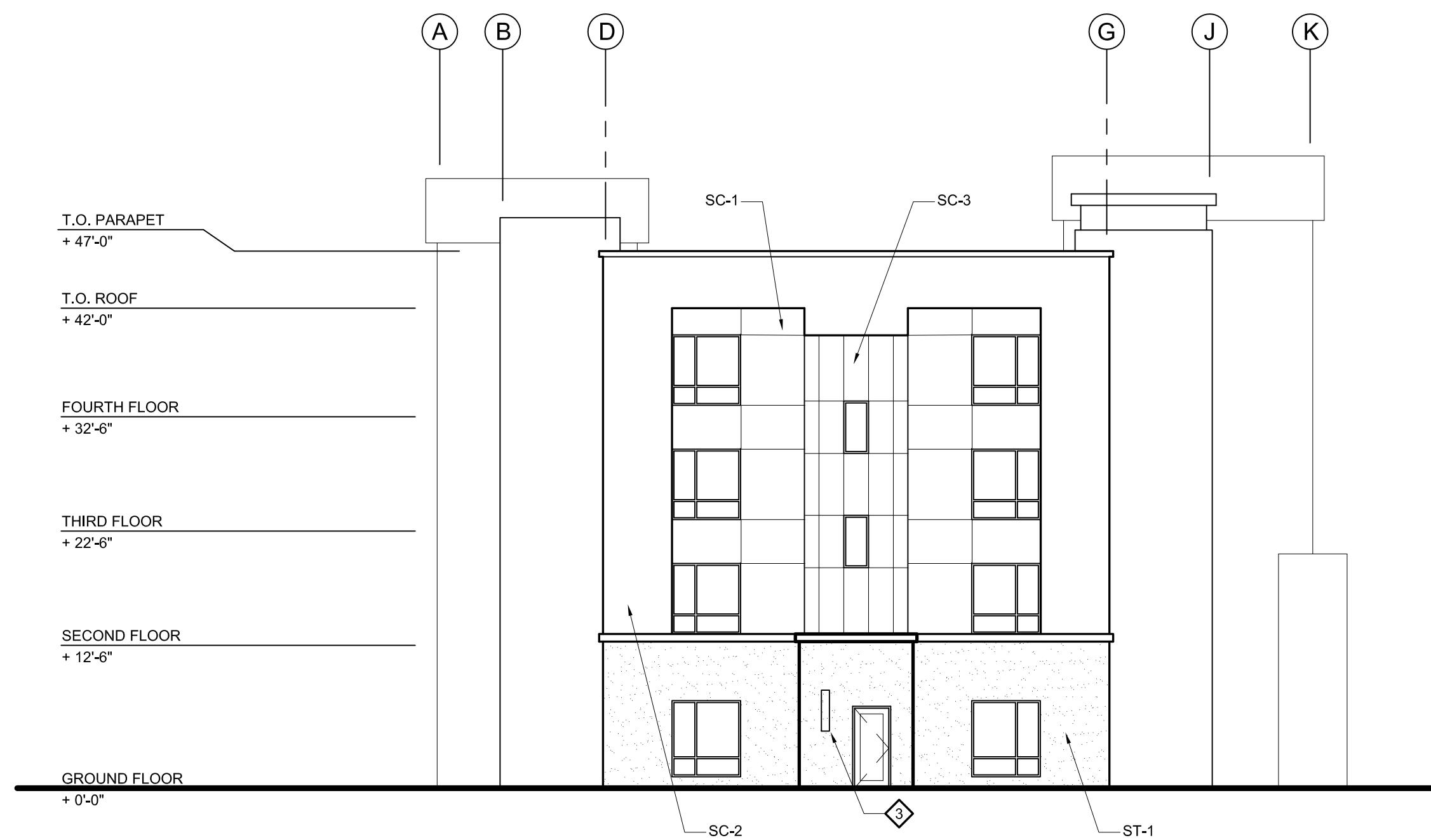
EAST (FRONT) ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



SOUTH (CLEARVIEW) ELEVATION

SCALE: 3/32"=1'-0"

OWNER / APPLICANT
TPS - FANDANGO LLC
 11411 Southern Highlands Pkwy, Las Vegas
 Director: Staci White, 702-220-6565

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 www.robisoneng.com
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**TOWNEPLACE SUITES
 SPECIAL USE PERMIT**

EXTERIOR ELEVATIONS

CARSON CITY

NEVADA

ASSESSOR'S PARCEL NO: 009-151-61

DATE: 2017-02-15

A2.01

1	2	3	4
GENERAL NOTES		KEYNOTES	
A. FINISH GRADE AND HARD SURFACES SHALL SLOPE AWAY FROM THE BUILDING.		① EXTERIOR SIGNAGE	DESIGNATION MATERIAL MANUFACTURER COLOR / STYLE
B. AIR HANDLING UNITS AND CONDENSER UNITS SHALL BE LOCATED ON THE ROOF AND AWAY FROM PARAPETS TO MINIMIZE THEIR VISIBILITY FROM THE GROUND.		② PORTE-COCHERE STRUCTURE: PAINT TO MATCH TR-2.	SC-1 STUCCO TO MATCH BENJAMIN MOORE HC-45 'SHAKER BEIGE'
C. PROVIDE A FIRE ACCESS LANE AROUND THE BUILDING WHICH INCLUDES TURNING RADII AS REQUIRED BY THE FIRE MARSHAL.		③ WALL SCONCE, SEE CUT SHEET	SC-2 STUCCO TO MATCH BENJAMIN MOORE HC-47 'BROOKLINE BEIGE'
D. ALL PAINT COLOR AND EXTERIOR FINISH CLADDING SYSTEMS TO CONTINUE AT EXTERIOR CORNERS AND TERMINATE AT INTERIOR CORNERS.		④ x	SC-3 STUCCO TO MATCH BENJAMIN MOORE BM-1223 'BRENTWOOD'
E. PAINT EXTERIOR SOFFITS TO MATCH FASCIA.		⑤ x	CP-1 FIBER CEMENT PANEL TO MATCH BENJAMIN MOORE HC-45 'SHAKER BEIGE'
F. ALL LOUVERS, VENTS, GRILLES, AND FLASHINGS ARE TO BE PRE-FINISHED TO MATCH WINDOW FRAME COLOR MEDIUM BRONZE.		⑥ x	TR-1 FIBER CEMENT TRIM TO MATCH ADJACENT PAINT COLOR
G. PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.		⑦ x	TR-2 FIBER CEMENT TRIM TO MATCH BENJAMIN MOORE HC-46 'JACKSON TAN'
H. CONTROL JOINTS TO BE PROVIDED AT EVERY FLOOR, MINIMUM.		⑧ x	MT-1 METAL SIDING AEP SPAN TO MATCH BENJAMIN MOORE HC-122 'GREAT BARRINGTON GREEN'
		⑨ x	MT-2 METAL FINISH MEDIUM BRONZE
		⑩ x	ST-1 SIMULATED STONE CORONADO TO MATCH 'ITALIAN VILLA - CHABLIS'
		⑪ x	

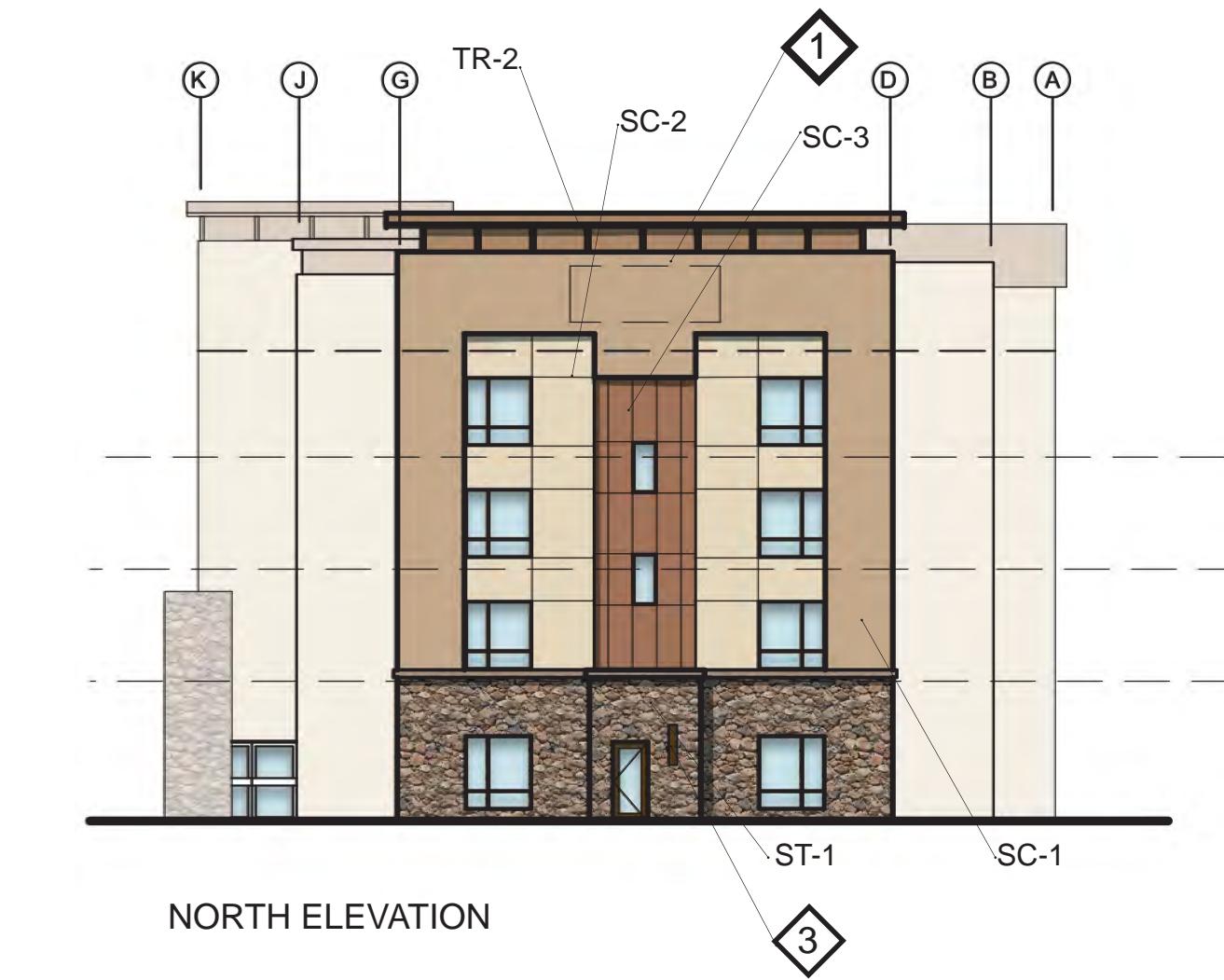


WEST ELEVATION

SCALE: 3/32"=1'-0"

OWNER / APPLICANT TPS - FANDANGO LLC 11411 Southern Highlands Pkwy, Las Vegas Director: Staci White, 702-220-6565	TOWNEPLACE SUITES SPECIAL USE PERMIT
PREPARERS PHILIP STEWART ARCHITECT PO Box 2010 Lake Oswego, OR 503.616.1936	EXTERIOR ELEVATIONS
Robison Engineering	CARSON CITY NEVADA
840 VICTORIAN AVENUE PO Box 2010 Lake Oswego, OR 503.616.1936 www.robinsoneng.com 775.852.2251	ASSESSOR'S PARCEL NO: 009-151-61 DATE: 2017-02-15

A2.02



GENERAL NOTES

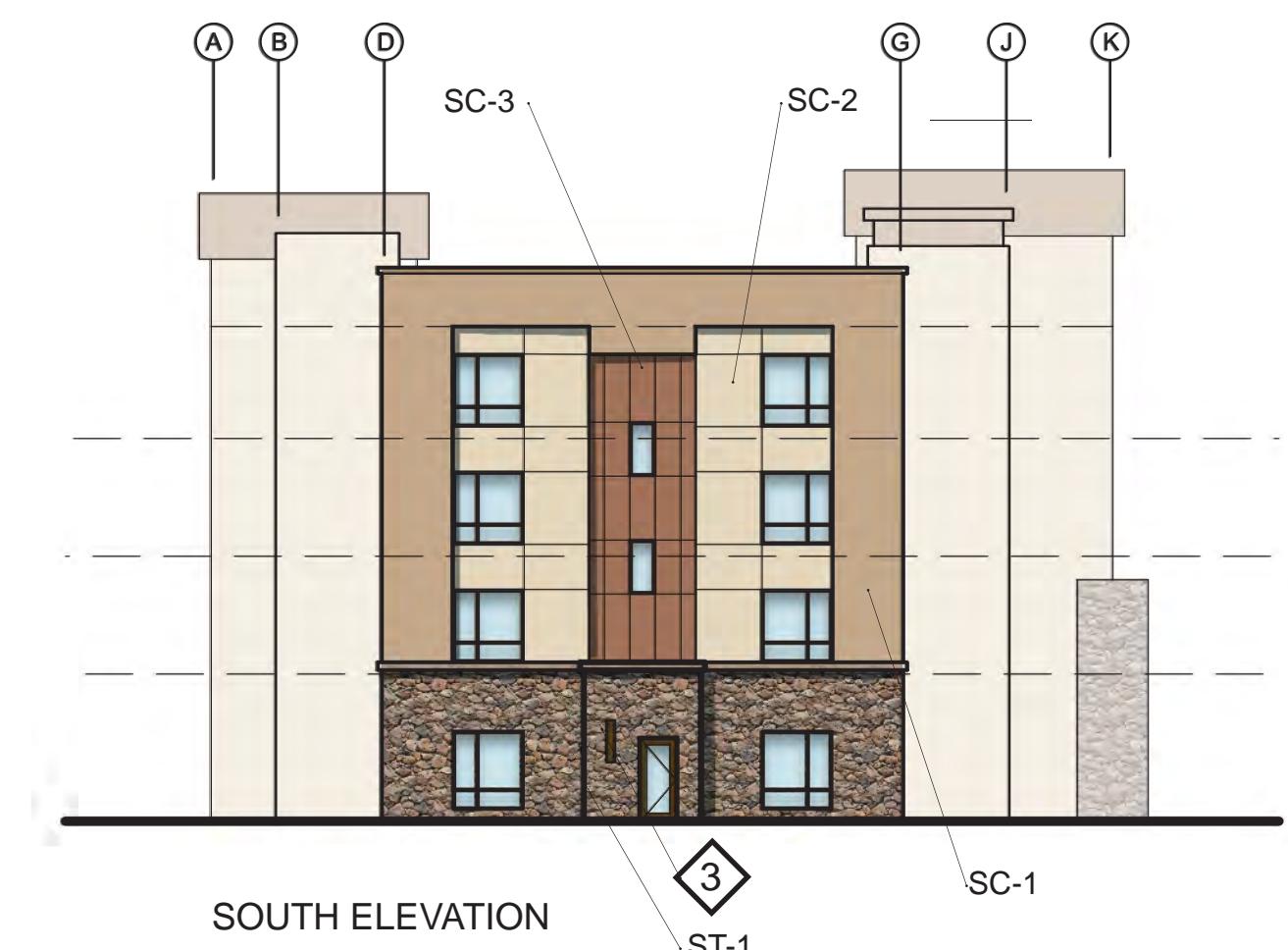
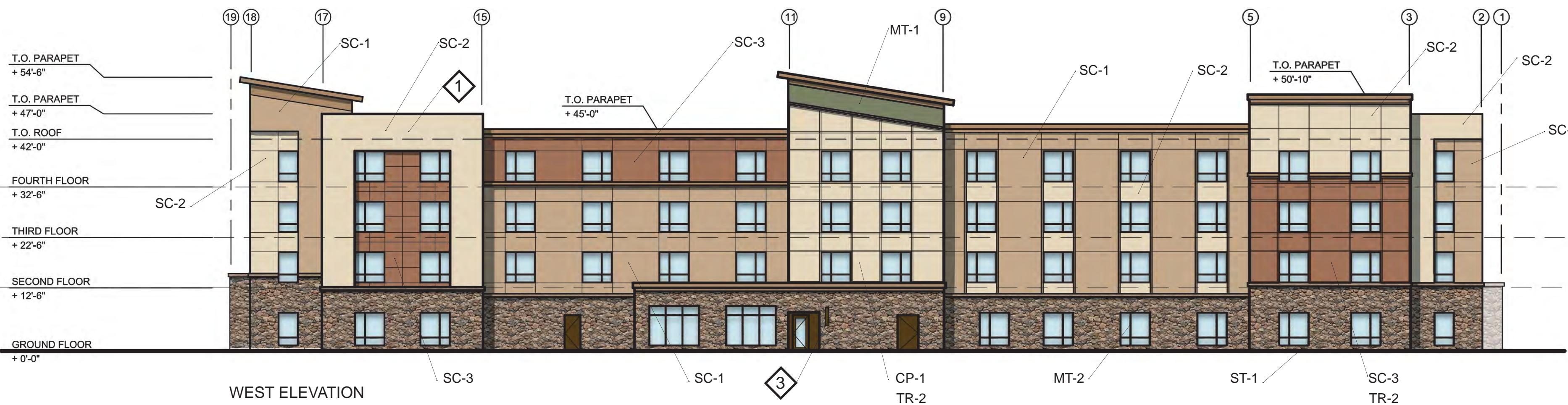
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KEYNOTES

- ◆ EXTERIOR SIGNAGE
- ◆ PORTE-COCHERE STRUCTURE: PAINT TO MATCH TR-2.
- ◆ WALL SCONCE, SEE CUT SHEET
- ◆ x
- ◆ x
- ◆ x
- ◆ x
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- ◆ x
- ◆ x
- ◆ x
- ◆ x

EXTERIOR FINISHES MATRIX

DESIGNATION	MATERIAL	MANUFACTURER	COLOR / STYLE
SC-1	STUCCO		TO MATCH BENJAMIN MOORE HC-47 'BROOKLINE BEIGE'
SC-2	STUCCO		TO MATCH BENJAMIN MOORE HC-45 'SHAKER BEIGE'
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MT-2	METAL FINISH		MEDIUM BRONZE
ST-1	SIMULATED STONE	CORONADO	TO MATCH 'ITALIAN VILLA - CHABLIS'

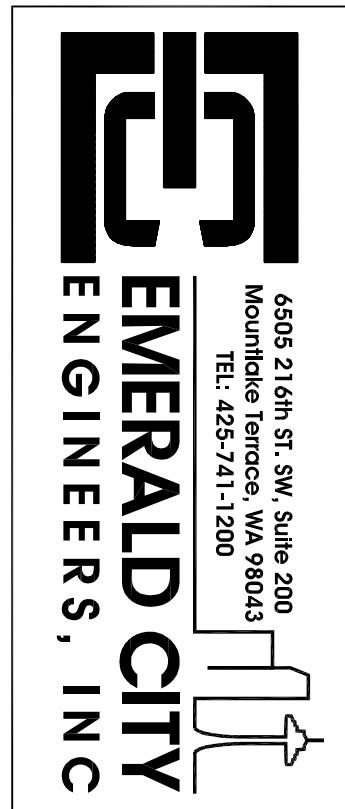
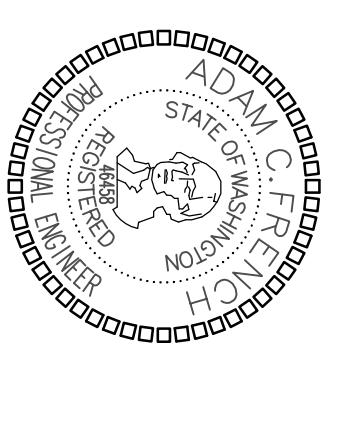


PROVIDED FOR COLOR REFERENCE ONLY

TOWER PLACE Suites - CORSON CITY, NW

1" = 20'

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PHOTOMETRICS SITE PLAN

SCALE: 1" = 20'

E1.03

