

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 26, 2017

FILE NO: SUP-17-035

AGENDA ITEM: F-2

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: To consider a request for a Special Use Permit from Kromer Investments, Inc. (property owner: Voltaire Master, LLC), to allow multi-family apartments on a property split-zoned General Commercial (GC) and Multi-Family Apartment (MFA) where the use is allowed in only one of the zoning districts, and development of a site with slopes exceeding 33 percent.

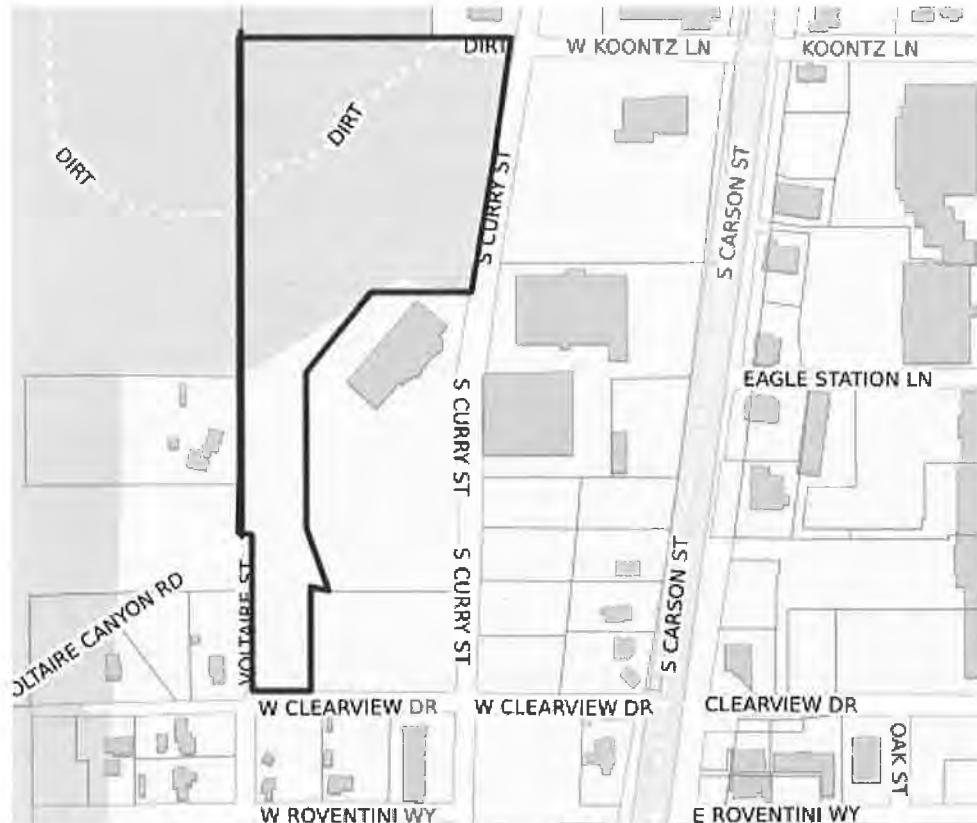
APPLICANT/AGENT: Kromer Investments, Inc.

OWNER: Voltaire Master, LLC

LOCATION: Westside S. Curry Street / Northside W. Clearview Dr.

APN: 009-151-62

RECOMMENDED MOTION: "I move to approve SUP-17-0353, a request from Kromer Investments, Inc. (property owner: Voltaire Master, LLC) for a Special Use Permit to allow multi-family apartment on a property split-zoned General Commercial (GC) and Multi-Family Apartment (MFA), and development of a site with slopes exceeding 33 percent, on property located on the westside of S. Curry Street and the northside of W. Clearview Drive, APN 009-151-62, based on the ability to make the required findings in the affirmative as stated in the staff report, and subject to the conditions of approval."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
5. Primary vehicular access on to Voltaire Street shall be moved to Clearview Drive so as to avoid through trips on Voltaire Street.
6. The buildings parallel to Voltaire Street shall be moved closer to the western property line so as to serve as a buffer between the single family homes to the west and the parking areas.
7. An exhibit demonstrating compliance with the open space requirements, including distinguishing between active areas and passive areas, shall be included in the application for a site improvement permit.
8. The club house and swimming pool must be completed prior to the issuance of a Certificate of Occupancy for the second apartment building.
9. As part of the site improvement permit application, the applicant shall submit a detailed landscape plan demonstrating compliance with both Division 3 and Division 7 of the Development Standards.
10. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments as adopted by Carson City.
11. The Carson City Hillside Development standards apply. This means that the 2012 International Wildland Urban Interface Code applies as adopted by Carson City.
12. Construction must be Ignition Class 1 per the IWUIC.
13. W. Clearview Drive must be paved minimum 20' wide to the driveway entrance to the project on W. Clearview Drive.
14. BBQ areas may only have natural gas or LPG BBQs. Solid fuel is prohibited.
15. Landscaping and ground cover mulch must meet defensible space standards. Wood mulch is prohibited.

16. Fire sprinklers and fire alarms will be required for the apartment buildings.
17. Knox boxes are required on all sprinklered buildings.
18. Hydrant spacing may need to be modified based on the final location of Fire Department connections.
19. Buildings L, M, N, and O do not show proper number of hydrants or spacing. Spacing must comply with Appendix C of the IFC.
20. All fire access roads must maintain a minimum of 20' clear width.
21. The maximum slope on the fire access roads is 12%.
22. Individual buildings must have their own street address.
23. Buildings must have signage with address and unit number posted. Street address minimum size of 5" and apartment number minimum size 3". Final size and sign to be approved by CCFD.
24. If the emergency access road gate has a lock, CCFD will have final approval on the locking device used. Gate must provide 20' clear width opening.
25. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards including Division 7 – Hillside Development.
26. All construction and improvements must meet the requirements of Carson City Standard Details.
27. Half-street improvements will be required along Clearview Drive and Voltaire Street along the property frontage and from the property frontage to the intersection of Clearview and Curry, meeting Carson City Standard details for urban streets. These improvements must be to one side of the street, not centered as shown. Improvements along Clearview Drive are to include a 20 foot pavement section with markings for a bike lane, curb and gutter, and a five foot sidewalk. Improvements along Voltaire Street shall include two foot shoulders, and a 26 foot pavement section with markings for a four foot bike lane on each side. Storm water runoff from Voltaire Street shall be directed into a drainage ditch located on the subject property. A private storm water easement shall be created so as to obligate this portion of land to a drainage system, to be privately maintained by the property owner.
28. Per the project Traffic Analysis, the Curry Street / Koontz Lane intersection is to be improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach.
29. Onsite roads, sewer mains, water mains, and storm drain improvements must be privately owned and maintained, and labeled as such on all plans.
30. Per the Carson City Development Standards the project must extend a public water main along Voltaire Street to the end of the right of way.

31. An alternate access easement must be created to replace the access easement created by Document #345836.
32. The parcel must drain to City drainage facilities. The southern portion of the property currently drains towards the parcel to the east.
33. A floodwall or berm is required at the base of Voltaire Canyon Road to divert flood waters to the south. The ditch along the flood wall must be protected from erosion.
34. Stairs will not be allowed in the sidewalks in City right-of-way.
35. Drive isles in parking areas must meet Carson City Standard Detail for drive isle width.
36. Water mains must have an appropriate backflow preventer located at the property line
37. No portion of the drive isles may exceed a 12% slope.
38. All retaining walls greater than 4 feet in height must be engineered and meet geotechnical recommendations.
39. The erosion control plan sheet must detail how dust and stormwater erosion will be prevented.
40. Care must be taken to minimize sewer slopes to ensure that maximum velocities are not surpassed.
41. A curved water line is shown in the northwest corner. This must be revised to show straight segments.
42. Water meters should be located as close to the property line as is practicable.
43. A technical drainage study must be re-submitted with the site improvement plans. The technical drainage study must give calculations for sizing of all culverts, storm drains, rip rap, and flood walls.
44. The construction permit plan set must show spillways for all basins, outlets near the bottom of all basins to ensure basin volume is for retention and not detention, basin and slope stabilization including revegetation, and access to detention basins for maintenance.
45. If structures are located within the slope easement along Curry Street, the slope must be properly stabilized and the easement amended to be a privately held easement. The transfer of the easement must be recorded prior to issuance of a site improvement permit.
46. The Unified Pathways Master Plan (UPMP) identifies a "Trailhead with parking" at the corner of Koontz Lane and South Curry Street (Exhibit A). This trailhead is intended to provide non-motorized pedestrian access to public lands to the west/southwest of this development. To fulfill this requirement, the applicant will sign and make available for public use five parking stalls in the clubhouse parking lot and allow the public to use the project's internal sidewalk system to access Voltaire Canyon Road and the lands to the west/southwest of the development. Public access will be granted by the property owner in perpetuity for the parking lot stalls and the sidewalk system by a public access

easement or a similar legal instrument. The applicant will be required to pay for any legal document recording fees. The easement will need to be recorded and the signage installed prior to the issuance of a Certificate of Occupancy on the tenth apartment building.

47. The project's construction and maintenance costs for the clubhouse parking lot, public access signage, and the sidewalk system will be the sole responsibility of the property owner.
48. The applicant will be required to install appropriate Manual on Uniform Traffic Control Devices (MUTCD) directional signage along Clearview Drive and Voltaire Street to inform the public about the existing Off Highway Vehicles (OHV) trailhead located approximately one-half mile west of the proposed development. The appearance and placement of the signage shall be subject to review and approval of the Parks and Recreation Director. This signage shall be installed prior to a Certificate of Occupancy on the tenth apartment building.
49. The existing bicycle lanes along South Curry Street and Koontz Lane are part of the City's "on street" bicycle system as identified in the UPMP. In addition, Clearview Drive (east of South Curry Street) is identified as an existing "shared street" bicycle facility. The applicant will be required to protect these bicycle facilities during the project's construction and repair them, if damaged.
50. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks will be approved by Development Engineering and the Parks, Recreation & Open Space Department.
51. The development will be subject to the collection of Residential Construction Tax, per Nevada Revised Statutes and Carson City Municipal Code.
52. The Parks and Recreation Master Plan identifies the need for a neighborhood park in Neighborhoods #8 and #9 (Exhibit B). With the project providing a variety of recreation amenities for its residents, the development will not be increasing the need for additional recreation amenities in the adjacent neighborhoods.
53. It will be the applicant's responsibility to maintain all landscaping and irrigation systems within the public road right-of-ways/corridors, including the development's common landscape, open space, natural, and turf areas associated with the proposed development.
54. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. Our department is willing to assist the applicant with this aspect of their project.

LEGAL REQUIREMENTS: CCMC 18.04.020 (Determination of Districts), CCMC 18.02.080 (Special Use Permits), CCMC 18.04.105 (Multi-Family Apartment (MFA) Residential District), CCMC 18.04.135 (General Commercial (GC)), CCMC 18.08 (Hillside Development)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

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

KEY ISSUES: Will the proposed Multi-Family Apartments 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:

EAST: General Commercial (GC)/ Car Dealer, Movie Theater and Vacant
WEST: Single Family One Acre (SF1A) / Single Family Residential and Vacant
SOUTH: Single Family One Acre (SF1A) / Single Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone AH (100 year flood plain)

EARTHQUAKE FAULT: Moderate

SLOPE/DRAINAGE: Site is considered Hillside

SITE DEVELOPMENT INFORMATION:

LOT SIZE (acres): 19.01 acres

NUMBER OF UNITS: 300 units – 90 one bedroom, 150 two bedroom, 60 three bedroom

PARKING: 510 spaces (1.7 per space)

VARIANCES REQUESTED: None

PREVIOUS REVIEW: None.

DISCUSSION:

The proposed project is subject to a Special Use Permit because (1) the frontage of the property is zoned General Commercial thus involving residential development in a non-residential zoning district, and (2) the development will involve development of a portion of the property with an average slope of thirty three percent (33%) or more. Note a majority of the property is zoned for Multi-family Apartment, and, as shown on the applicant's slope map (page 7 of the application) only a small portion of the site has slopes in excess of 33 percent.

The subject property is a 19 acre parcel with frontage on South Curry Street, West Clearview Drive, and Voltaire Street. The property serves as a transitional property between the one acre single family residential to the west and south, and the more intensive commercial development to the north and east.

The applicant proposes to take access from South Curry Street, a designated collector, and Voltaire Street, a local road. Staff would recommend access from Clearview Drive, which is a designated collector from South Carson Street west to South Curry Street.

The applicant is proposing a 300 unit apartment complex comprised of 15 buildings with twenty dwelling units in each building. The applicant also proposes a garage building, play areas, barbecue pavilions, and a clubhouse with a swimming pool. The site will be served by 510 parking spaces, or 1.7 spaces per unit. This formula is consistent with the parking requirements for apartments published by the Institute of Transportation Engineers.

The applicant is proposing three story apartment buildings, with a height of 41 feet. The building colors are earth tones, and materials include beveled siding, stucco, and a stone veneer. The roofing material will be composite shingle.

The vacant land to the north and west of the site provides for a recreational trail system. Trailhead parking currently exists on the subject property, near the intersection of Koontz Lane and South Curry Street. Given that this parking area will be removed as part of the development,

the applicant has agreed to accommodate trailhead parking at its clubhouse, and allow access through the apartment complex to trail users. Additionally, there is an existing trailhead on Voltaire Street. The applicant has agreed to erect signage along its frontage on Clearview St. to direct users to that trail head.

PUBLIC COMMENTS: Public notices were mailed to 32 property owners within 600 feet of the subject site (minimum distance required 600 feet) on April 7, 2017. As of the writing of this report, no comments in support or 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 on April 26, 2017, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to various City agencies, and the following comments were received.

Fire Department

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments as adopted by Carson City.
2. The Carson City Hillside Development standards apply. This means that the 2012 International Wildland Urban Interface Code applies as adopted by Carson City.
3. Construction must be Ignition Class 1 per the IWUIC.
4. W. Clearview Drive must be paved minimum 20' wide to the driveway entrance to the project on W. Clearview Drive.
5. BBQ areas may only have natural gas or LPG BBQs. Solid fuel is prohibited.
6. Landscaping and ground cover mulch must meet defensible space standards. Wood mulch is prohibited.
7. Fire sprinklers and fire alarms will be required for the apartment buildings.
8. Knox boxes are required on all sprinklered buildings.
9. Hydrant spacing may need to be modified based on the final location of Fire Department connections.
10. Buildings L, M, N, and O do not show proper number of hydrants or spacing. Spacing must comply with Appendix C of the IFC.
11. All fire access roads must maintain a minimum of 20' clear width.
12. The maximum slope on the fire access roads is 12%.
13. Individual buildings must have their own street address.
14. Buildings must have signage with address and unit number posted. Street address minimum size of 5" and apartment number minimum size 3". Final size and sign to be approved by CCFD.

15. If the emergency access road gate has a lock, CCFD will have final approval on the locking device used. Gate must provide 20' clear width opening.

Engineering Department

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:

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards including Division 7 – Hillside Development.
2. All construction and improvements must meet the requirements of Carson City Standard Details.
3. Half-street improvements will be required along Clearview Drive and Voltaire Street along the property frontage and from the property frontage to the intersection of Clearview and Curry, meeting Carson City Standard details for urban streets. These improvements must be to one side of the street, not centered as shown. This will include bike paths, curb, gutter, and sidewalk along Clearview, and bike paths and a drainage ditch along Voltaire.
4. Per the project Traffic Analysis, the Curry Street / Koontz Lane intersection is to be improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach.
5. Onsite roads, sewer mains, water mains, and storm drain improvements must be privately owned and maintained, and labeled as such on all plans.
6. Per the Carson City Development Standards the project must extend a public water main along Voltaire Street to the end of the right of way.
7. An alternate access easement must be created to replace the access easement created by Document #345836.
8. The parcel must drain to City drainage facilities. The southern portion of the property currently drains towards the parcel to the east.
9. A floodwall or berm is required at the base of Voltaire Canyon Road to divert flood waters to the south. The ditch along the flood wall must be protected from erosion.
10. Stairs will not be allowed in the sidewalks in City right-of-way.

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. See Public Services comments below for additional requirements related to traffic.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project. The following should be addressed with the site improvement plan submittal:

11. Drive isles in parking areas must meet Carson City Standard Detail for drive isle width.
12. Water mains must have an appropriate backflow preventer located at the property line
13. No portion of the drive isles may exceed a 12% slope.
14. All retaining walls greater than 4 feet in height must be engineered and meet geotechnical recommendations.
15. The erosion control plan sheet must detail how dust and stormwater erosion will be prevented.
16. Care must be taken to minimize sewer slopes to ensure that maximum velocities are not surpassed.
17. A curved water line is shown in the northwest corner. This must be revised to show straight segments.
18. Water meters should be located as close to the property line as is practicable.
19. A technical drainage study must be re-submitted with the site improvement plans. The technical drainage study must give calculations for sizing of all culverts, storm drains, rip rap, and flood walls.
20. The construction permit plan set must show spillways for all basins, outlets near the bottom of all basins to ensure basin volume is for retention and not detention, basin and slope stabilization including revegetation, and access to detention basins for maintenance.
21. If structures are located within the slope easement along Curry Street, the slope must be properly stabilized and the easement amended to be a privately held easement. The transfer of the easement must be recorded prior to issuance of a site improvement permit.

Parks Department

1. The Unified Pathways Master Plan (UPMP) identifies a "Trailhead with parking" at the corner of Koontz Lane and South Curry Street (Exhibit A). This trailhead is intended to provide non-motorized pedestrian access to public lands to the west/southwest of this development. To fulfill this requirement, the applicant will sign and make available for public use five parking stalls in the clubhouse parking lot and allow the public to use the project's internal sidewalk system to access Voltaire Canyon Road and the lands to the west/southwest of the development. Public access will be granted by the property owner in perpetuity for the parking lot stalls and the sidewalk system by a public access easement or a similar legal instrument. The applicant will be required to pay for any legal document recording fees. The easement will need to be recorded and the signage installed prior to the issuance of a Certificate of Occupancy on the tenth apartment building.
2. The project's construction and maintenance costs for the clubhouse parking lot, public access signage, and the sidewalk system will be the sole responsibility of the property owner.

3. The applicant will be required to install appropriate Manual on Uniform Traffic Control Devices (MUTCD) directional signage along Clearview Drive and Voltaire Street to inform the public about the existing Off Highway Vehicles (OHV) trailhead located approximately one-half mile west of the proposed development. The appearance and placement of the signage shall be subject to review and approval of the Parks and Recreation Director. This signage shall be installed prior to a Certificate of Occupancy on the tenth apartment building.
4. The existing bicycle lanes along South Curry Street and Koontz Lane are part of the City's "on street" bicycle system as identified in the UPMP. In addition, Clearview Drive (east of South Curry Street) is identified as an existing "shared street" bicycle facility. The applicant will be required to protect these bicycle facilities during the project's construction and repair them, if damaged.
5. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks will be approved by Development Engineering and the Parks, Recreation & Open Space Department.
6. The applicant will be required to provide half street frontage improvements, including bicycle lanes on Clearview Drive (west of South Curry Street). The facility must provide connectivity from the development to the City's sidewalk system and bicycle system on South Curry Street, Koontz Lane, and Clearview Drive, including connectivity to the properties to the west/southwest of the development.
7. The development will be subject to the collection of Residential Construction Tax, per Nevada Revised Statutes and Carson City Municipal Code.
8. The Parks and Recreation Master Plan identifies the need for a neighborhood park in Neighborhoods #8 and #9 (Exhibit B). With the project providing a variety of recreation amenities for its residents, the development will not be increasing the need for additional recreation amenities in the adjacent neighborhoods.
9. It will be the applicant's responsibility to maintain all landscaping and irrigation systems within the public road right-of-ways/corridors, including the development's common landscape, open space, natural, and turf areas associated with the proposed development.
10. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. Our department is willing to assist the applicant with this aspect of their project.

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 requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1.) Carson City is committed to a compact pattern that makes efficient

use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost effective manner. The subject property can be served by water and sewer.

Guiding Principal 7 discusses compact, mixed use activity centers, stating "Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context, and level of priority."

Staff finds that the proposed development is consistent with the concepts of compact development, and placing people near economic centers to encourage mixed use activity centers.

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.***

Staff is concerned that the portion of the project fronting Voltaire Street has access onto Voltaire Street, a local road. Additionally, the applicant has proposed the parking lot adjacent to Voltaire, which will result in the negative impacts of noises and lights associated with parking lots impacting the single family properties to the west.

Staff recommends placing the buildings along the western property line along Voltaire Street so that the building will serve as a buffer between the single family homes to the west and the parking area. Staff further recommends that access be from West Clearview Drive as opposed to Voltaire so as to eliminate having through trips on the local road.

With these conditions, staff finds that the use will not be detrimental to the use and peaceful enjoyment of surrounding properties. The apartments will serve as a transitional land use between the single family residential uses to the west, and the more intensive land uses to the east.

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

This finding can be met subject to the conditions of approval. The applicant has provided a Traffic Analysis that anticipates 1,995 average weekday trips with 153 trips occurring during the AM peak hour and 186 trips occurring during the PM peak hours. Mitigation is recommended in the traffic analysis, specifically:

- That the Curry Street / Koontz Lane intersection be improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach;
- That the Koontz Lane roadway extension, the on-site streets and intersections, and the on-site parking areas be designed per Carson City standards; and
- That the segments of Clearview Drive and Voltaire Street adjacent to the site be constructed per Carson City standards.

These recommendations have been incorporated into the recommended conditions of approval.

With respect to pedestrian traffic, the proposed project will incorporate a sidewalk system to enhance pedestrian movement. Street improvements along Clearview Drive will include a sidewalk. As the trailhead as the intersection of Curry Street and Koontz Lane will be removed as part of construction, the applicant has agreed to allow five parking spaces at the clubhouse to be utilized for trailhead parking, and for trail users to utilize the on-site sidewalk system to access the off-site trail system to the west of the site. The parking spaces will be signed to indicate the availability to trail users, and the access to the on-site sidewalk system will be memorialized as an easement or similar instrument so as to ensure access into perpetuity.

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.*

As conditioned, the proposed project will not overburden public services or facilities. The development engineering staff finds that existing facilities appear to be adequate.

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 subject property is a split zone, but primarily zoned Multi-Family Apartment (MFA). The Multi-Family Apartment District is intended to provide for the development of a variety of multi-family units including high density apartments. The maximum allowable density in the MFA zoning district is 29 – 36 units per acre. The applicant proposes 15.8 units per acre. The proposed site plan demonstrates compliance with all required setbacks.

The maximum height allowed in the MFA zoning district is 45 feet. The applicant is proposing a 41 foot, three story building.

The required number of parking spaces required is per Section 2.2 of the Development Standards. This provision requires two spaces per unit, or an alternative standard provided by an accredited source. The applicant has provided information from the Institute of Traffic Engineers demonstrating that 1.7 spaces per unit will be adequate. Consistent with the provisions of Section 2.2 of the Development Standards, staff finds this alternative to be adequate.

Consistent with Section 1.17 of the Development Standards, 150 square feet per unit of common open space plus 100 square feet per unit of private or common open space must be provided. At least 100 square feet per unit must be designed for recreation. Based on 300 units, a total of 75,000 square feet of open space must be provided. The applicant proposes to provide 81,500 square feet of open space, consisting of a 5000 square foot clubhouse, a swimming pool, and on-site recreational space. The building elevations also show balconies, which can contribute towards the private open space.

To ensure that the proposed recreational amenities are realized, staff recommends completion of the clubhouse and swimming pool prior to the issuance of a Certificate of Occupancy for the second apartment building. Additionally, at the time of submittal of a Site Improvement Permit, the applicant shall submit a exhibit demonstrating compliance with the active and passive open space requirements.

A preliminary landscape has been submitted. A detailed landscape plan is required at the time of submittal of a Site Improvement Permit to ensure compliance with both the landscaping

requirements of Division 3 and of Division 7 of the Development Standards.

Of note, the site is subject to the Hillside Development standards. These standards address plan preparation, drainage, grading, vegetation and re-vegetation, driveways and parking, open space, fire protections, and maintenance. In large part, the details of these standards will be reviewed as part of the Site Improvement Permit.

There is currently a slope easement along Curry Street that the applicant proposes to encroach into with walls and the swimming pool. The applicant has advised that the improvements will further stabilize the slope. The City Engineer is supportive of the applicant taking over responsibility for the maintenance of the slope easement. Therefore, prior to the issuance of the Site Improvement Permit, the applicant shall prepare the appropriate documentation to transfer responsibility for the slope easement from the City to the private property owner. Upon agreement as to form by the City Engineer, the document may be recorded. The recordation is required prior to issuance of a Site Improvement Permit.

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

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. Once operational, the project will not create objectionable noises, fumes, or similar impacts that would compromise public health.

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

Staff does not find that, as conditioned, the proposed use will result in material damage or prejudice to other property in the vicinity. As noted, staff is recommending that the building along Voltaire Street be placed along the western property line so as to create a buffer between the single family homes to the west and the parking areas. Additionally, staff is recommending that the access point on Voltaire Street be removed, and secondary access be placed on Clearview Drive. This will eliminate non-local trips on Voltaire Street.

Findings for the development of a residential use in a non-residential zone.

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

The subject property does not front an arterial.

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

Although the subject property is intended to develop as solely residential, it is adjacent to and in proximity to commercial uses, thus creating a mixed use area.

Attachments:

Fire Department comments
Engineering comments
Parks Department comments
Application (SUP-17-035)

April 3, 2017

Fire

SUP 17-035:

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments as adopted by Carson City.
2. The Carson City Hillside Development standards apply. This means that the 2012 International Wildland Urban Interface Code applies as adopted by Carson City.
3. Construction must be Ignition Class 1 per the IWUIC.
4. W. Clearview Drive must be paved minimum 20' wide to the driveway entrance to the project on W. Clearview Drive.
5. BBQ areas may only have natural gas or LPG BBQs. Solid fuel is prohibited.
6. Landscaping and ground cover mulch must meet defensible space standards. Wood mulch is prohibited.
7. Fire sprinklers and fire alarms will be required for the apartment buildings.
8. Knox boxes are required on all sprinklered buildings.
9. Hydrant spacing may need to be modified based on the final location of FDCs.
10. Buildings L, M, N, and O do not show proper number of hydrants or spacing. Spacing must comply with Appendix C of the IFC.
11. All fire access roads must maintain a minimum of 20' clear width.
12. The maximum slope on the fire access roads is 12%.
13. Individual buildings must have their own street address.
14. Buildings must have signage with address and unit number posted. Street address minimum size of 5" and apartment number minimum size 3". Final size and sign to be approved by CCFD.
15. If the emergency access road gate has a lock, CCFD will have final approval on the locking device used. Gate must provide 20' clear width opening.

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 17-035**

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Voltaire Master LLC, to allow multi-family apartments on a split zoned property, where the use is allowed in only one of the zoning districts, apn 009-151-62.

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 including Division 7 – Hillside Development.
- All construction and improvements must meet the requirements of Carson City Standard Details.
- Half-street improvements will be required along Clearview Drive and Voltaire Street along the property frontage and from the property frontage to the intersection of Clearview and Curry, meeting Carson City Standard details for urban streets. This will include bike paths, curb, gutter, and sidewalk along Clearview, and bike paths and a drainage ditch along Voltaire.. These improvements must be to one side of the street, not centered as shown.
- Onsite roads, sewer mains, water mains, and storm drain improvements must be privately owned and maintained, and labeled as such on all plans.
- Per the Carson City Development Standards the project must extend a public water main along Voltaire Street to the end of the right of way.
- An alternate access easement must be created to replace the access easement created by Document #345836.
- The parcel must drain to City drainage facilities. The southern portion of the property currently drains towards the parcel to the east.

- A floodwall or berm is required at the base of Voltaire Canyon Road to divert flood waters to the south. The ditch along the flood wall must be protected from erosion.
- Stairs will not be allowed in the sidewalks in City right-of-way.

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. See Public Services comments below for additional requirements related to traffic.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project. The following should be addressed with the site improvement plan submittal:

- Drive isles in parking areas must meet Carson City Standard Detail for drive isle width.
- Water mains must have an appropriate backflow preventer located at the property line.
- No portion of the drive isles may exceed a 12% slope.
- All retaining walls greater than 4 feet in height must be engineered and meet geotechnical recommendations.
- The erosion control plan sheet must detail how dust and stormwater erosion will be prevented.
- Care must be taken to minimize sewer slopes to ensure that maximum velocities are not surpassed.
- A curved water line is shown in the northwest corner. This must be revised to show straight segments.
- Water meters should be located as close to the property line as is practicable.
- A technical drainage study must be re-submitted with the site improvement plans. The technical drainage study must give calculations for sizing of all culverts, storm drains, rip rap, and flood walls.
- The construction permit plan set must show spillways for all basins, outlets near the bottom of all basins to ensure basin volume is for retention and not detention, basin and slope stabilization including revegetation, and access to detention basins for maintenance.
- If structures are located within the slope easement along Curry Street, the slope must be properly stabilized and the easement amended.

April 18, 2017

SUP-17-035

Parks

The Parks, Recreation & Open Space Department has the following comments on the above referenced Special Use Permit.

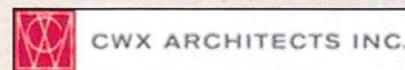
1. The Unified Pathways Master Plan (UPMP) identifies a "Trailhead with parking" at the corner of Koontz Lane and South Curry Street (Exhibit A). This trailhead is intended to provide non-motorized pedestrian access to public lands to the west/southwest of this development. To fulfill this requirement, the applicant will sign and make available for public use five parking stalls in the clubhouse parking lot and allow the public to use the project's internal sidewalk system to access Voltaire Canyon Road and the lands to the west/southwest of the development. Public access will be granted by the property owner in perpetuity for the parking lot stalls and the sidewalk system by a public access easement or a similar legal instrument. The applicant will be required to pay for any legal document recording fees.
2. The project's construction and maintenance costs for the clubhouse parking lot, public access signage, and the sidewalk system will be the sole responsibility of the property owner.
3. The applicant will be required to install appropriate Manual on Uniform Traffic Control Devices (MUTCD) directional signage along Clearview Drive and Voltaire Street to inform the public about the existing Off Highway Vehicles (OHV) trailhead located approximately one-half mile west of the proposed development.
4. The existing bicycle lanes along South Curry Street and Koontz Lane are part of the City's "on street" bicycle system as identified in the UPMP. In addition, Clearview Drive (east of South Curry Street) is identified as an existing "shared street" bicycle facility. The applicant will be required to protect these bicycle facilities during the project's construction and repair them, if damaged.
5. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks will be approved by Development Engineering and the Parks, Recreation & Open Space Department.
6. The applicant will be required to provide half street frontage improvements, including bicycle lanes on Clearview Drive (west of South Curry Street). The facility must provide connectivity from the development to the City's sidewalk system and bicycle system on South Curry Street, Koontz Lane, and Clearview Drive, including connectivity to the properties to the west/southwest of the development.
7. The development will be subject to the collection of Residential Construction Tax, per Nevada Revised Statutes and Carson City Municipal Code.
8. The Parks and Recreation Master Plan identifies the need for a neighborhood park in Neighborhoods #8 and #9 (Exhibit B). With the project providing a variety of recreation amenities for its residents, the development will not be increasing the need for additional recreation amenities in the adjacent neighborhoods.
9. It will be the applicant's responsibility to maintain all landscaping and irrigation systems within the public road right-of-ways/corridors, including the development's common landscape, open space, natural, and turf areas associated with the proposed development.
10. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. Our department is willing to assist the applicant with this aspect of their project.

Carson Hills Apartments

Application to City of Carson for a:

Special Use Permit

Prepared by:



Carlin Williams, A.I.A
Principal Architect
1680 Montclair Avenue, Suite A
Reno, Nevada 89509



John F. Krmpotic, AICP
KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521



Clint Thiesse, P.E.
Executive Vice President
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

Stephen Kromer
Kromer Investments Inc.
11890 Donner Pass Rd. #4
Truckee, CA 96161

March 16, 2017

Table of Contents

Project Request/Description	1
Property Location	1
Project History	1
Figure 1 - Vicinity Map	1
Figure 2 – Site Plan	2
Figure 3 - Existing Carson City Master Plan.....	2
Figure 4 - Existing City Zoning Map.....	3
Site Photos - 1 thru 4	5-6
SUP Analysis for Hillside Development	7
Figure 5 – Slope Map	7
Development Summary	8

Appendix

Application Materials

SUP Application & Affidavit

Applicant Acknowledge Statement

Tax Certificate (proof of payment)

SUP Findings

Master Plan Policy Checklist

Architects Drawings Apartment Building (elevations, floor plans, and roof plan – 7 sheets)

Architects Drawings Clubhouse (elevations, floor plans, and roof plan – 7 sheets)

Architects Drawings Garage (elevations, floor plans, and roof plan – 5 sheets)

Reports/Studies

Geotechnical Letter

Traffic Impact Study (Solaegui Engineers)

Sewer Report

Water Conveyance Report

Hydrology Report

Plan Sets (Full size sheets)

Preliminary Landscape Plan (L1)

Civil Design Plan Set (12 sheets)

Title (1 sheets)

Site Plan (2 sheets)

Grading Plan (2 sheets)

Cross Sections (3 sheets)

Utility Plans (2 sheets)

Open Space Plan

Fire Access Plan

Project Request - This application is a request for a **Special Use Permit** to allow for a 300-unit multifamily project. The reason for the SUP is a) this is a Hillside Development Project that requires an SUP per 18.08.030 and b) Multifamily residential in the GC zoning district. The project is on a split zoned parcel that includes a MFA portion (multi-family apartments) and a GC portion (General Commercial). Both zoning districts allow for the proposed use.

Property Location

The site is located adjacent to South Curry Street just west of the intersection with W. Koontz Lane in south Carson on a 19.01-acre parcel (APN 009-151-62).

Project History

A MPR was approved for this site and this same project on January 10, 2017. This is the subsequent review and process to show how the project will meet the development code and meet the conditions of the MPR.

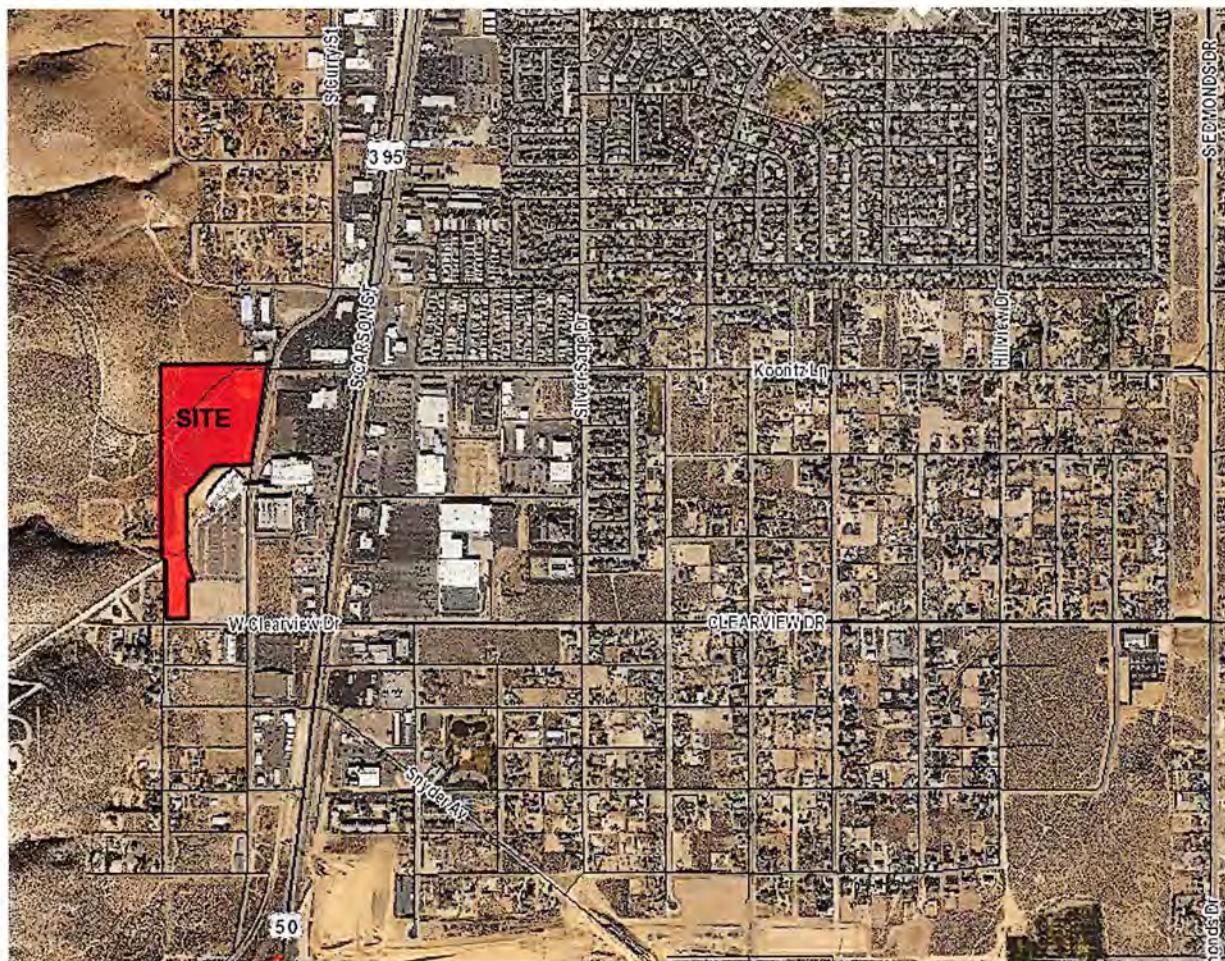


Figure 1 - Vicinity Map



Figure 2 – Site Plan

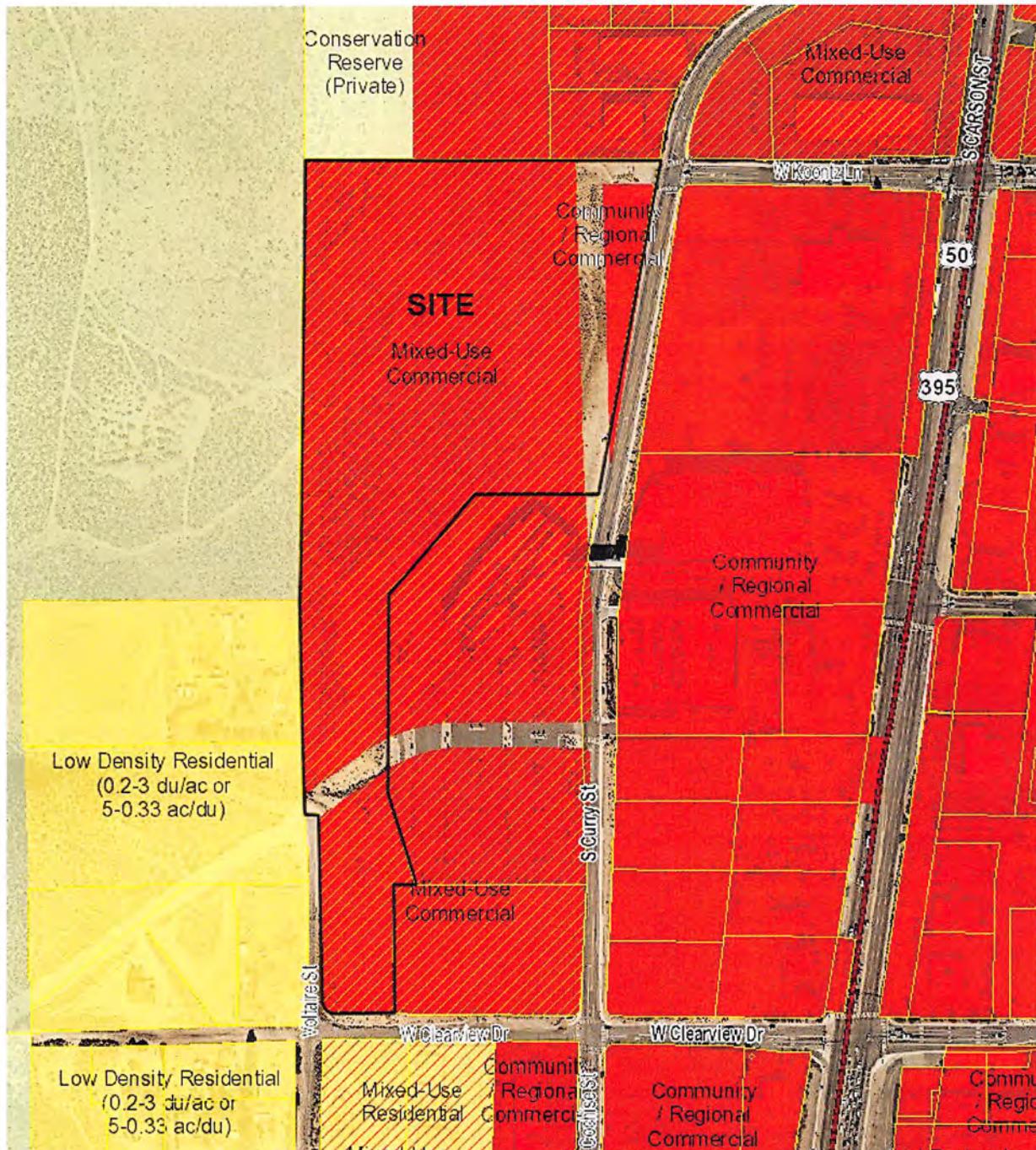


Figure 3 – Existing City Master Plan

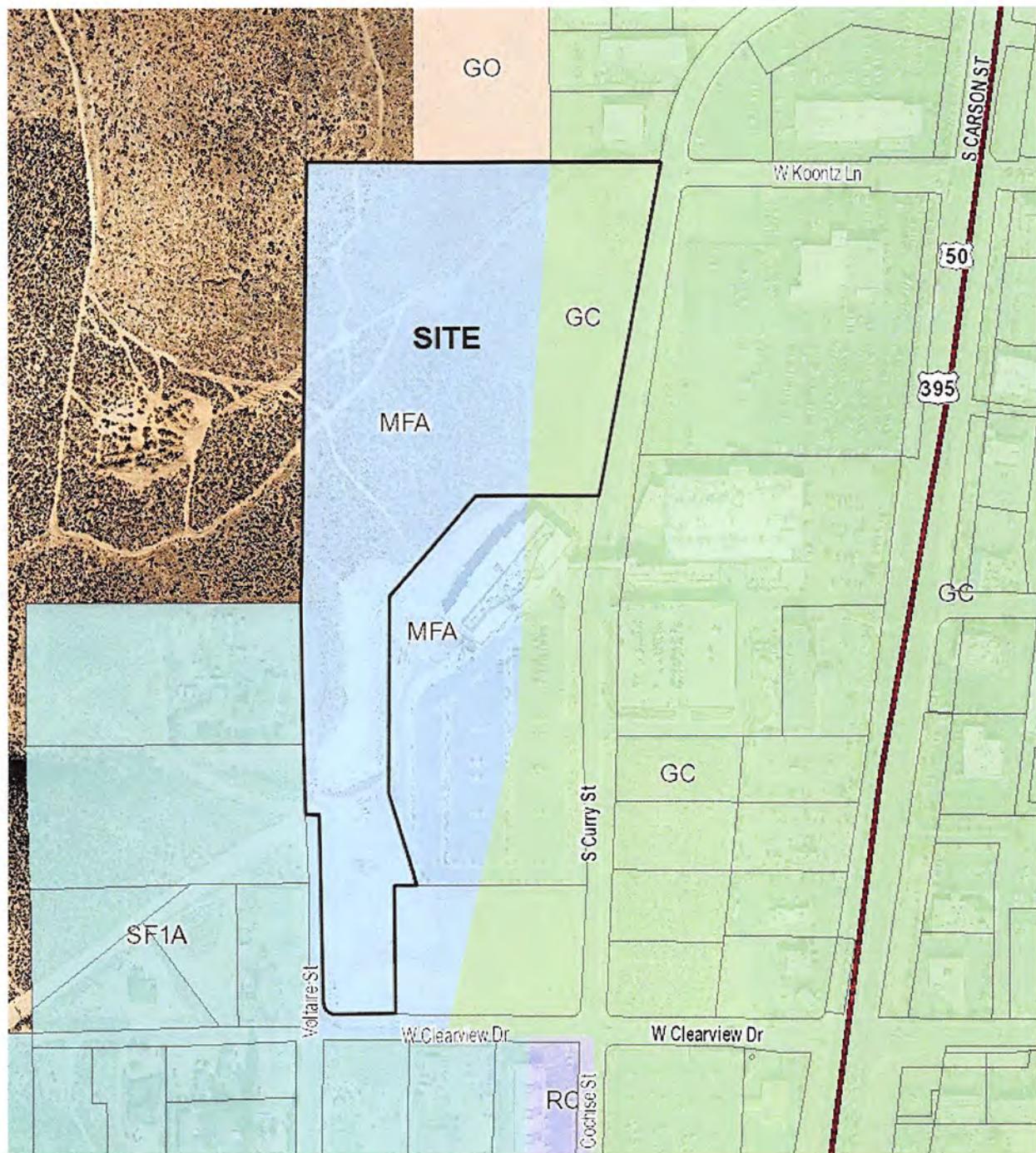
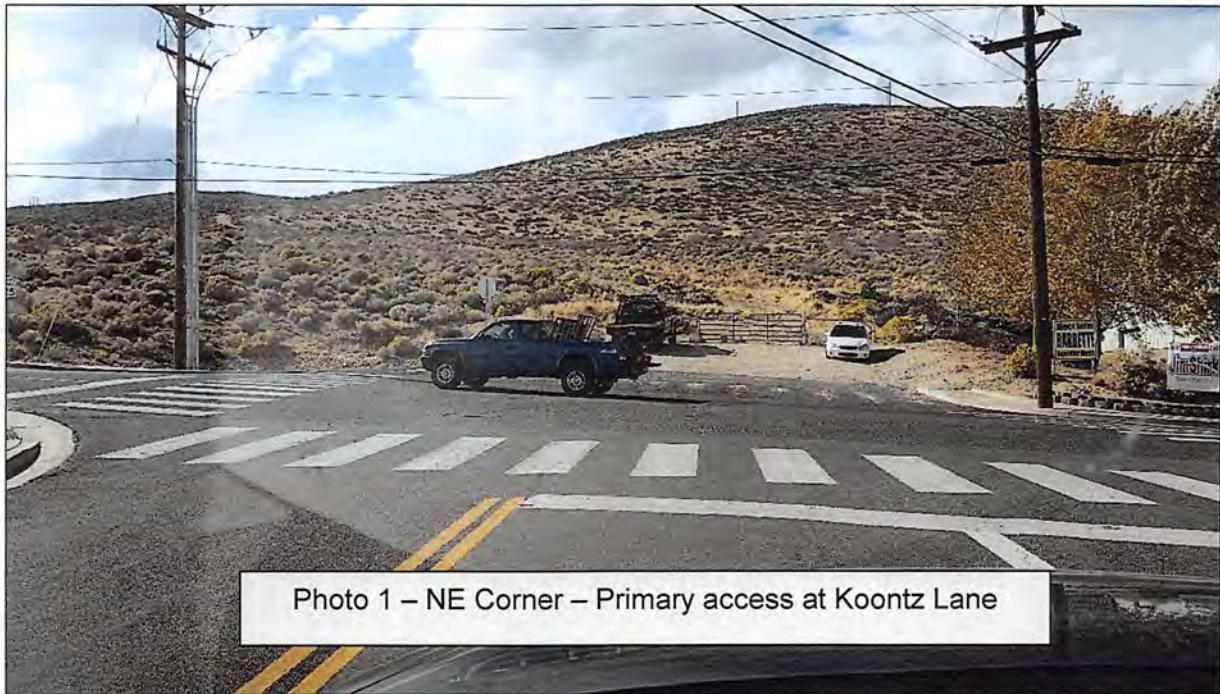
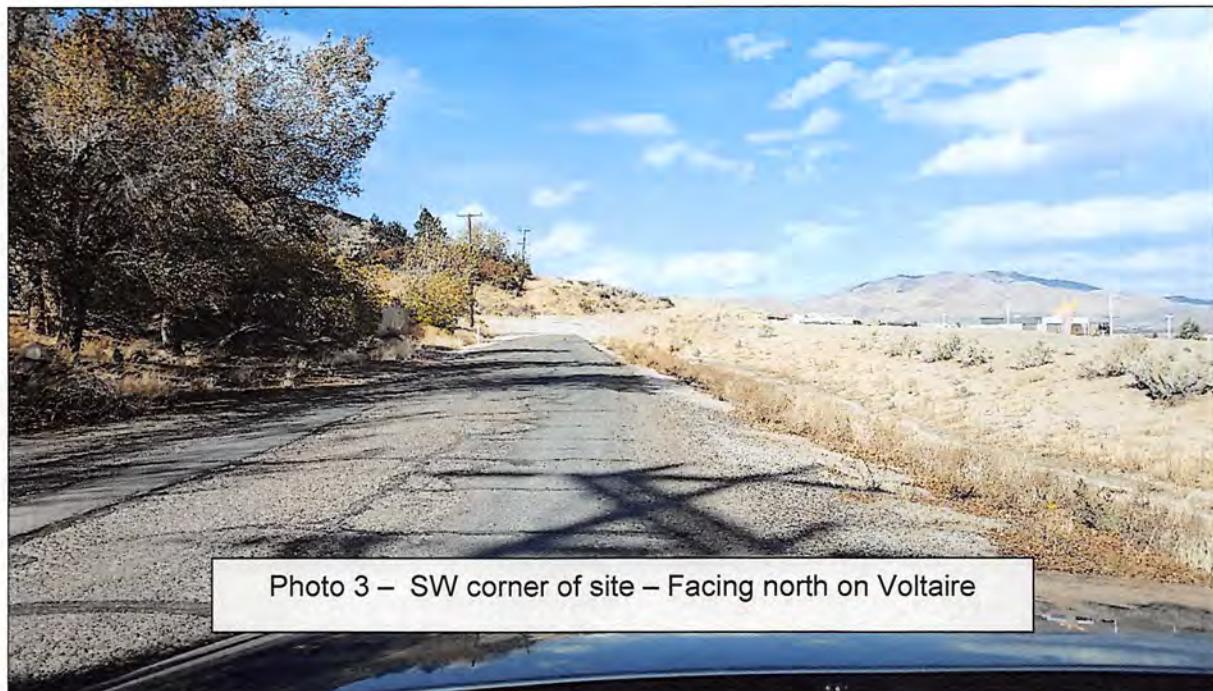


Figure 4 – Existing City Zoning





SUP Analysis for Hillside Development

This project was designed as a Hillside Development project per two sections of Carson City code. It appears in compliance with section 7.1 thru 7.11 of the Carson City Development Standards. Also, the zoning code standards in 18.08.005 thru .030 were considered in this application. A few comments about the site analysis and slope analysis:

- a) The average slope is greater than 15%
- b) 90% most of the slope is below 33% which is the threshold for further mitigation and where avoidance is encouraged.
- c) There is no skyline or ridgeline development in this case. The land form is one of a sloping pattern “down the hill” from west to east. There are pockets of steeper areas (greater than 33%) that are result of prior graded 3:1 slopes adjacent to Curry Street as a slope easement and near the west side of the movie theatre for drainage improvements.
- d) the entire site is either landscaped or revegetated where it is graded. Mass grading is inherent in development of a site like this.
- e) There are no significant environmental features that need to remain natural such as large trees, natural drainageways, rock outcroppings, significant knolls or ridgelines.

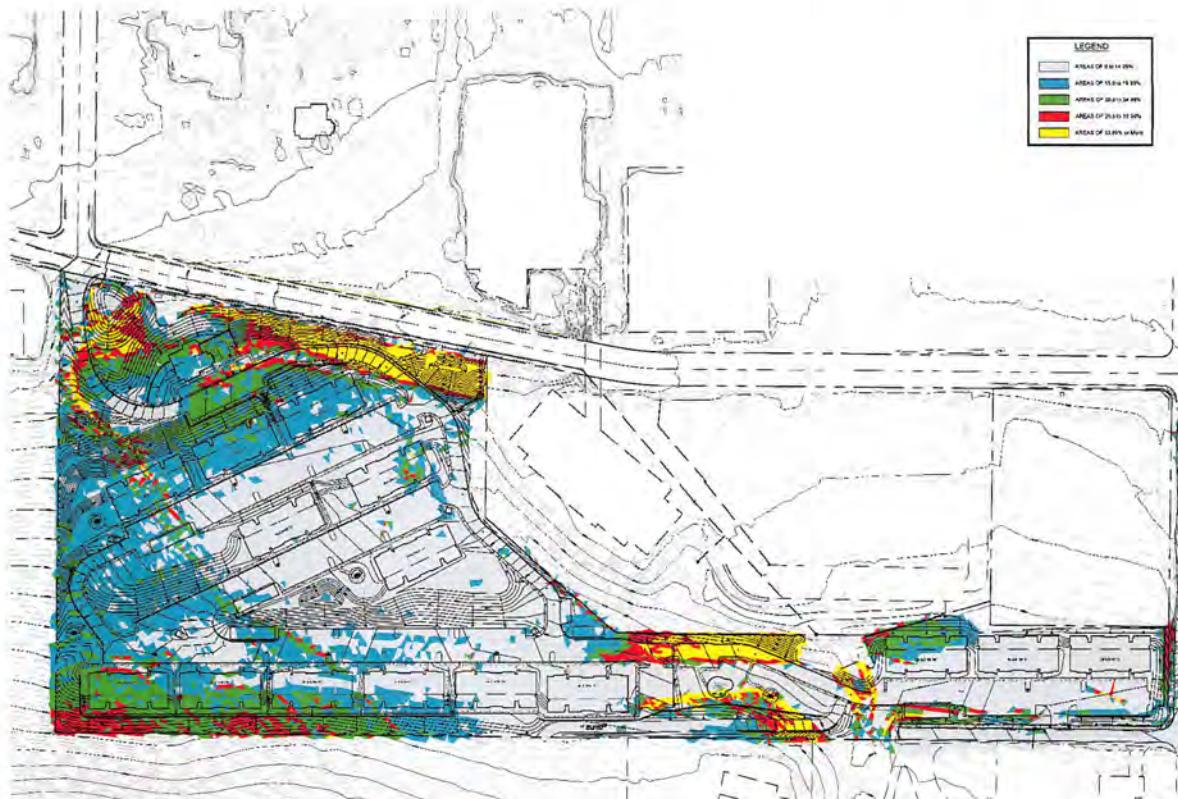


Figure 5 – Slope Map

Carson Hills Project

Development Summary for SUP

Item	Required/Allowed	Proposed
Density	1 du per 1,200 sf for 1 Bd = 36 du/ac 1 du per 1,500 SF for 2 Bd = 29 du/ac	300 units/ 19 acre = 15.8 du/acre
Building Height	45'	41' and 3 stories
Building Setbacks (MFA Zone)		
Front Yard	10' + 10' if > 2 story = 20'	FY = TBD by staff, does this apply?
Side Street	10' + 5' for 3 rd story = 15'	FY = 32' (to Clearview Lane)
Side Yard (next to SF)	10' + 20' = 30' for 3 story next to SF zoning	SY = 43' (west p.l. next to SF zone)
Side Yard (next to lot on east)	10'	16'
Rear Yard	20'+10' when adjacent to SF and >1 story	RY = TBD by staff, does this apply?
Site Summary		
a) Building Coverage		3.30 acre
b) Paved/Impervious Areas		7.07 acres
c) Landscape/Open Space		8.64 acres
Total		19.01 acres
Unit Count		1 bedroom units = 90 2 bedroom units = 150 3 bedroom units = 60 Total Units = 300
Parking Ratio	1.7 spaces per unit x 300 units = 510 spaces	510 spaces = 1.7 per unit
Parking Area		
Open Space	150 Sf Per Unit + 100 Sf Per Unit Rec Area* or 250 sf per unit = 75,000 sf total *rec area includes picnic, BBQ, play equipment, courts, turf/play areas, etc	50,000 sf of Open space +31,500 sf of rec area = 81,500 sf of Open space, or 270 sf per unit
Landscaping		
Quantity (% of site)	20% of Impervious area (excluding Bldg areas) = 3.12 acres.	8.64 acres
Trees	1 tree per 400 Sf of LS Area (340 trees)	340 trees
Shrubs	6 shrubs per tree	2,040 (6 shrubs per tree)
Turf	Max of 25% of the total LS area	TBD with SUP
Building Type	V-B	V-B
Occupancy Load		Apartments = 162 occupants Clubhouse = 61 occupants
Occupancy & Use		Apartments = R-2 Clubhouse = A-3 & B

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

FILE # SUP - 17 -

APPLICANT	PHONE #
Kromer Investments, Inc.- Steve Kromer 530 582 4033	
MAILING ADDRESS, CITY, STATE, ZIP	
11890 Donner Pass Road, #4 Truckee, CA 96161	
EMAIL ADDRESS	
skromer@kromerinvestments.com	
PROPERTY OWNER	PHONE #
Voltaire Master, LLC - Steve Kromer 530 582 4033	
MAILING ADDRESS, CITY, STATE, ZIP	
11890 Donner Pass Road, #4 Truckee, CA 96161	
EMAIL ADDRESS	
skromer@kromerinvestments.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
John F. Krmpotic, AICP 775 857 7710	
MAILING ADDRESS, CITY STATE, ZIP	
KLS Planning - 9480 Double Diamond Parkway, Reno, NV 89521	
EMAIL ADDRESS	
johnk@klsdesigngroup.com	

FOR OFFICE USE ONLY:

CCMC 18.02.080

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	
009-151-62	no address listed	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed Use Comm & Comm/Reg Comm	MFA & GC	W Koontz at S. Curry

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

A request for a SUP to allow a 300 unit MF project. The SUP is required for a Hillside Development project and for a MF project in a GC zone.

PROPERTY OWNER'S AFFIDAVIT

I, Grady W. Kromer, Manager, 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.

Grady W. Kromer 11890 Donner Pass Rd, #4 3/15/17
Signature Address Date

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

STATE OF NEVADA CALIFORNIA)
COUNTY OF NEVADA)

On March 15, 2017, Grady W. Kromer, 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.

K. L. Moats
Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled for review by 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.



If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

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



Applicant's Signature

Grady W. Kroner, Manager

Print Name

3/15/17

Date



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-151-62

Property Location: S CURRY ST
Billed to: VOLTAIRE MASTER LLC
% KROMER INVESTMENTS
11890 DONNER PASS RD #4
TRUCKEE, CA 96161-0000

Tax Year: 2016-17
Roll #: 018192
District: 1.7
Tax Service:
Land Use Code: 140 [Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/15/16	1,057.95		1,057.95	1,057.95	.00
10/03/16	1,055.00		1,055.00	1,055.00	.00
01/02/17	1,055.00		1,055.00	1,055.00	.00
03/06/17	1,055.00		1,055.00	1,055.00	.00
Totals:	4,222.95	.00	4,222.95	4,222.95	

[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	2,522.61	2,809.23	2,917.68	3,019.10	3,266.07

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record.

These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

Please see the attached Master Plan Policy checklist in this application. We believe this project as proposed is consistent with the applicable Master Plan elements.

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.

Explanation: A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

With respect to land uses, there is a mix of uses surrounding the property. Those include residential to the north vacant land owned by BLM to the west and then Low Density residential to the west on the south end. The movie theatre is abutting the site for a portion of the east boundary. The area transitions to predominantly commercial uses to the north and east of the site. Also, there is Mixed Use Residential and Community Commercial to the south.

With respect to zoning, about ½ of the site is adjacent to MFA zoning on the east and the remainder of the east boundary is zoned GC next the site. There is a portion of GO zoning abutting to the north. And, to the south and southwest, the area is zoned entirely SF1A, large lot SF residential.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The project is obviously a different type of residential than the abutting SF residential. However, the site design and mitigation proposed make it compatible with the adjacent residential. Primary access is oriented to Curry and Koontz Street and 2ndary access is oriented to Clearview. Further mitigation is offered in the building design to "step-down the hillside" to reduce the effect of building height. There will be no harmful effect on property values on neighboring properties. The physical appearance is different from adjacent properties but this is intentional with respect to massing and building materials. The architect considered a style with a blend of materials and colors that is significant to northern Nevada.

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

The extent of neighborhood is the area to the south and west of the site next to the panhandle. That entire area is zoned MFA. The proposed project fits well within the parameters of the MFA zone with density of roughly 16 du per acre and the allowed density is about twice that amount. The orientation of all activity is toward the east for the buildings nearest the neighborhood. That means driveways, parking, building entries, ped circulation, and amenity areas. These are the most significant design element to ensure there is no detriment to the use, and peaceful enjoyment of the adjacent properties.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

The lighting proposed for parking areas will be typical dark sky in terms on pole heights, illumination intensity and coverage envelope. This is routinely managed with the lighting technology that we use today. There will be NO spillover to adjacent properties. Also, building lighting will be low intensity for guidance and security.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site place with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

Please see the attached landscape plan which is compliance with the code. Landscape area provided is 275% of the amount required by code. The number of trees and shrubs will meet the code as proposed. In addition, the Open Space provided exceeds the code requirement.

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

The project location is excellent with respect to offering a housing option for people near commercial services and transit. This has a short and long term benefit.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating?

Here are two roads serving the project. Those are Curry Street as the primary access and Clearview as the 2ndary access. Both roads will be impacted with the project. The traffic study shows that LOS A will be maintained on both streets with the project impacts loading to those streets. The pedestrian and road improvements and connection on the south end will be a benefit to the area and not just the project.

Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

There will be an additional walkway on the south end that will be needed. There is no need for any further traffic lights. The conclusion is arrived at thru the study of the traffic engineer who evaluated the traffic increase, LOS requirements in the area, and mitigation needed to prove the project will work.

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.

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

The project will definitely add to the school district population. We will need to understand the school district projections of students for a project of this type in the development review process.

B. How will your project affect police and fire protection?

The project will add some burden on police and fire services. This can be expected to be a pro-rata share of police services. Certainly, the argument can and should be made that the burden on fire services is less than older projects that were constructed under different fire and building

codes. It is a simple fact that new technologies in building construction and materials used are much safer today in terms of fire safety.

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement?

Yes, there is adequate water pressure and supply as noted in the water study as part of this application. There will be no degradation to the supply to others in the area.

Is your project served by a well?

The project is served by the municipal community water system and not a well.

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

The detailed analysis of the drainage system is explained in the attached hydrology report. The proposed system meets all of the code requirements for storm water increase created by the project.

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

The detailed analysis of the sewer system is explained in the attached sewer report. The proposed system meets all of the code requirements for sewer generation created by the project. This project will tie to the municipal system.

F. What kind of road improvements are proposed or needed to accommodate your project?

See the attached traffic study. There is adequate capacity in the adjacent streets to serve the project. There will need to be some partial improvements on Clearview due to the poor condition of that street.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

The sources of conclusions are by discipline which includes the Civil Engineer, the Traffic Engineer, the Land Surveyor, Landscape Architect, and the Planner. All of the noted professionals have the required industry licenses and/or credentials to assert such conclusions.

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

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

Purpose of MFA District

The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and high density apartments. The MFA district is consistent with the policies of the high density residential category of the master plan.

1. *The primary permitted uses in the MFA district are:*

Multifamily dwelling;

Park;

Single family dwelling;

Two-family dwelling.

This project meets the purpose of MFA as a medium density MF project that falls within the purpose and definition.

Purpose of GC District

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

Subsection 3. The Conditional Uses in the GC District which require approval of a Special Use Permit are: Multi family dwelling

This project meets the purpose of GC as a medium density MF project is allowed upon satisfying the criteria required for a Special use Permit. This is achieved with this project as defined.

In our analysis, it is determined that the project meets ALL of the specific Intensity and Dimensional Standards for the two zoning districts referenced in both CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential). Those includes standards for

Parcel Size

Maximum Density

Minimum Lot Width

Maximum Lot Width

Maximum Height

Minimum Setbacks (front, side, rear, and street)

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

The project will not be detrimental to people in the area or citizens in Carson City. The basis of this statement is that the project meets the zoning code intent and the zoning code criteria as proposed. It also meets all of the development code requirements as designed. These are the tangible measures to suggest that a project will not be detrimental to the public health, safety, convenience, and welfare of its citizens. A solid planning argument can be made as a foundational urban planning and design principal is being implemented with this project. That is, the location of the project near commercial services and existing/planned transit services to promote multi modes of transportation to serve this project. The site is located close enough to significant and intense land uses and public facilities to reasonably promote walking, biking, and bussing as multiple modes of transportation.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

There is no prejudice to other property in the area. The project will meet all required codes as applicable to this project. The project as proposed is consistent with the zoning designations and related standards on the site and within the allowed density. There is no exceptional treatment being requested for this project that could be perceived as prejudice or injury to other properties in the area.



Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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 Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson Hills Apartments SUP

Reviewed By: _____

Date of Review: March 16, 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 Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment 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 amendment:

Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

This location is within the area planned for and served with community water and wastewater per policy 1.1b.

Promote infill and redevelopment in an identified priority area (1.2a)?

The location is an infill part of the city and a vacant site as it currently exists. Although the proposed use is not considered redevelopment, it will have a positive effect on the policy, and the viability of the adding a needed housing component in the city.

- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

This policy is not applicable as the site is not located adjacent to county boundaries.

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)

This policy is applicable as the site is adjacent to any state or federal boundary on the west. We have provided a public access connection into that property.

- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

There will be demand placed on schools from such a use. The fire and sheriff services have already been established for this general area and this specific location.

- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

The site is in a busy commercial area. The use is unique and will promote a mix of residential uses although its impact is yet to be determined given the newness of the proposed use.

- 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)?

The site is located in a well developed commercial and residential area. The use is will promote a mixed use development pattern although its impact is yet to be determined given the newness of the use.

- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

The use will not create a friction zone as it is multifamily use next to commercial and residential uses and zoning. It appears to be a good use of the property with high compatibility with adjacent uses.

- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The location is neutral on this policy as it is not located in a floodplain or geological hazard area.

- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The zoning is consistent with the land use designations and will not need to be changed to allow this use. The

- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

Yes, the location does meet the locational criteria for this land use designation and is not proposed for change.

- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The location is not in an SPA and the related policies are not applicable.

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 amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?

The proposed use is neutral in terms of opportunity to expand park and recreation opportunities per this policy. Although it certainly provides a high level of on-site recreational opportunities with many of the amenities that are desired for a MF project per the Carson City code.

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The proposed use is neutral on the open space and Carson River master policies.

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 amendment:

- Help maintain and enhance the primary job base (5.1)?

The project will have some small impact on job base and that impact will be positive. Certainly, the greatest impact job creation impact will be during the construction period.

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

The proposed use is positive on this policy as it does relate to housing product and choices that add to the housing mix in the city.

- Encourage the development of regional retail centers (5.2a)

The project is neutral on this policy in the sense that it is an existing vacant site that will become an apartment project when developed.

- Encourage reuse or redevelopment of underused retail spaces (5.2b)?

The project is neutral on this policy in the sense that it is an existing vacant site that will become an apartment project when developed.

- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

There are no known historical resources or cultural resources on this site. It is neutral on this policy.

- Promote revitalization of the Downtown core (5.6a)?

This location is not in the downtown core, thus, neutral on this policy

- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

This location is not in the downtown core, but it is related to a new diverse housing product near a very urban part of town, thus, supportive to this policy

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 amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

This location is an infill location, but it is not adjacent to rural neighborhood thus, supportive to this policy in that it appears highly compatible with surrounding uses.

- If located in an identified Mixed-Use Activity Center or area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

The site is not located in a mixed industrial area, and not a mixed use activity center. It appears to promote an appropriate mix of land uses and densities from a general planning perspective and does support the policy.

- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

The propose use is supportive to this policy as it does relate to housing product and alternative housing choices.

- Discourage “spot” rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

There is no rezoning linked to this request and is thus neutral on this policy.

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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 amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The use is a transit supportive employment use on a major corridor. However, it is not an established transit route location because of the lack of residential in the immediate area and a character of an area that has not promoted transit growth.

- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

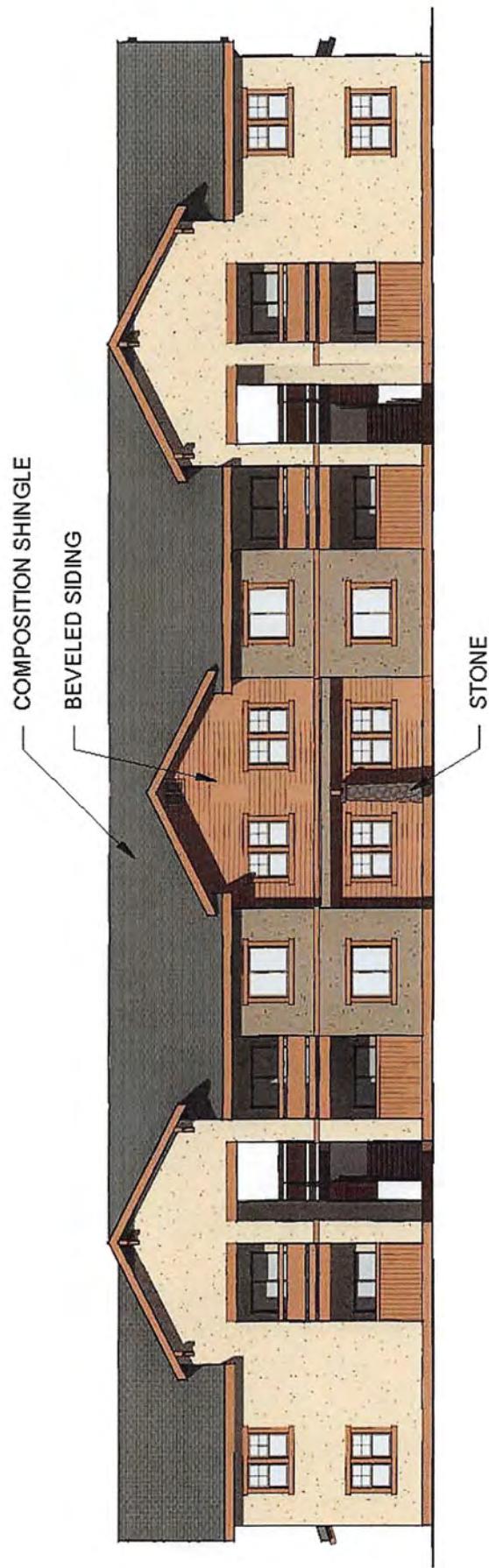
The proposed use will impact roadway connections but is consistent with the transportation master plan and is supportive to this policy.

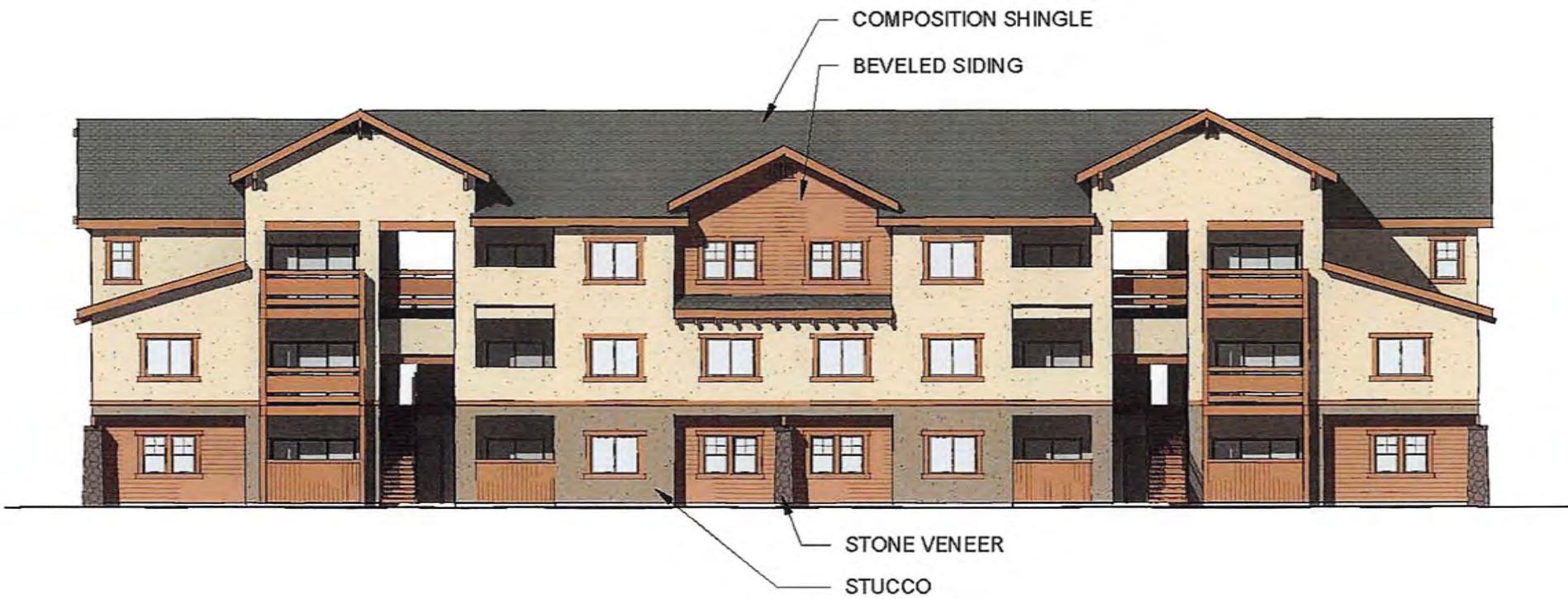
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

There are no paths, parks, or public lands on this site. However, thre is adjacent public land bordering the site to the west. We are proposing a

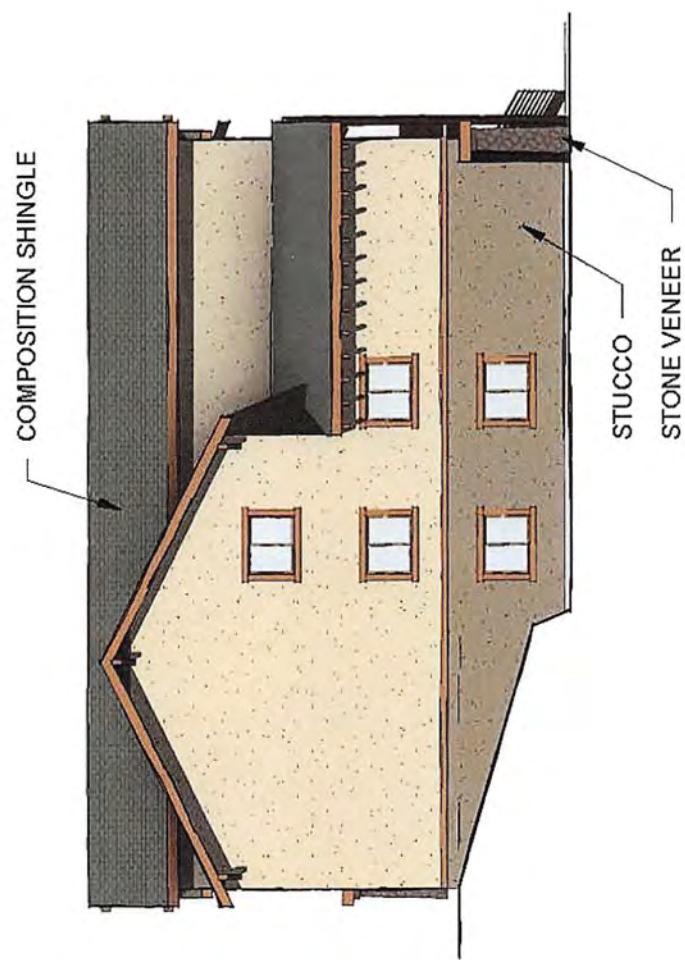
vehicle and ped access connection to that land. Thus, the request is supportive to this policy.

NORTH ELEVATION



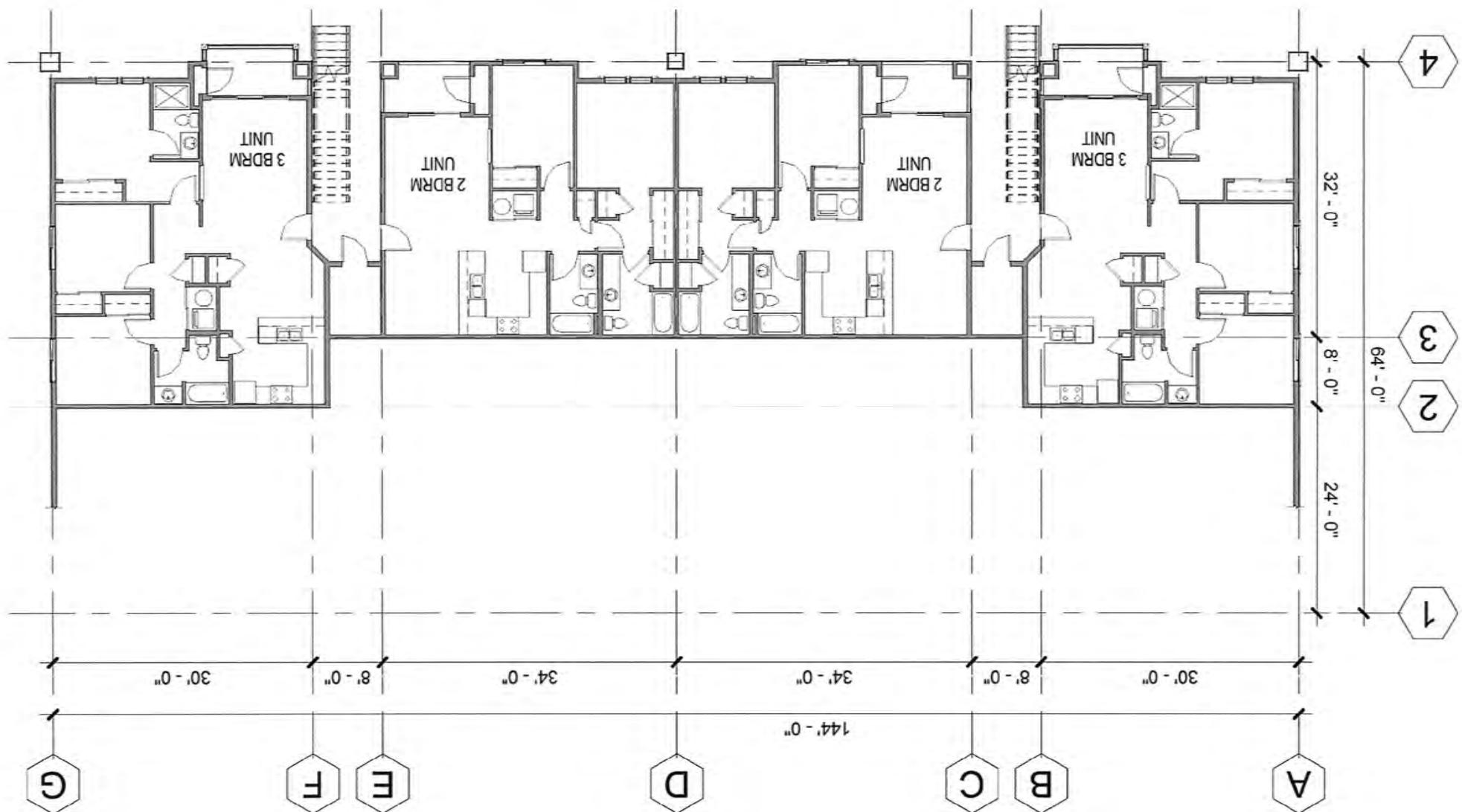


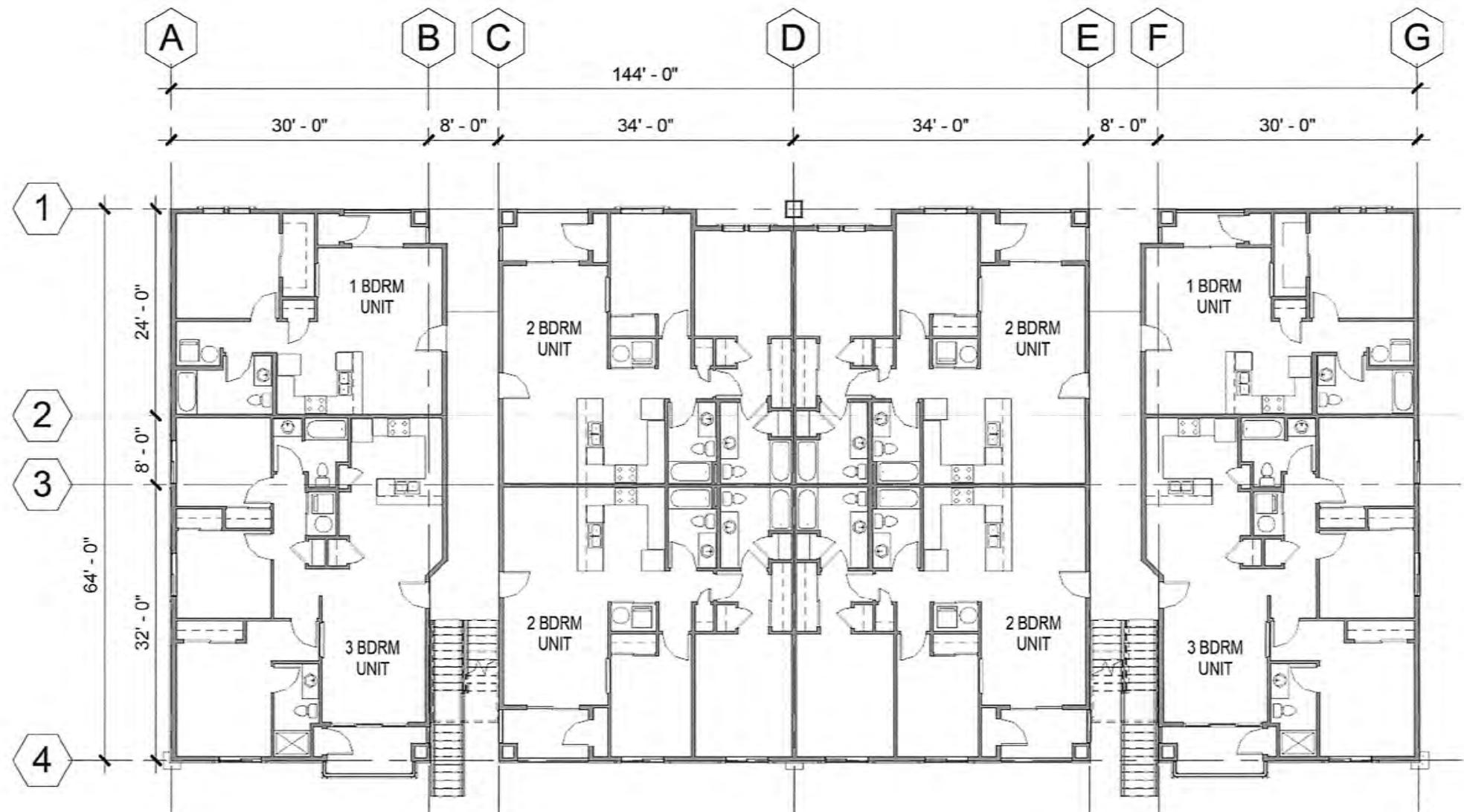
SOUTH ELEVATION



SIDE ELEVATION

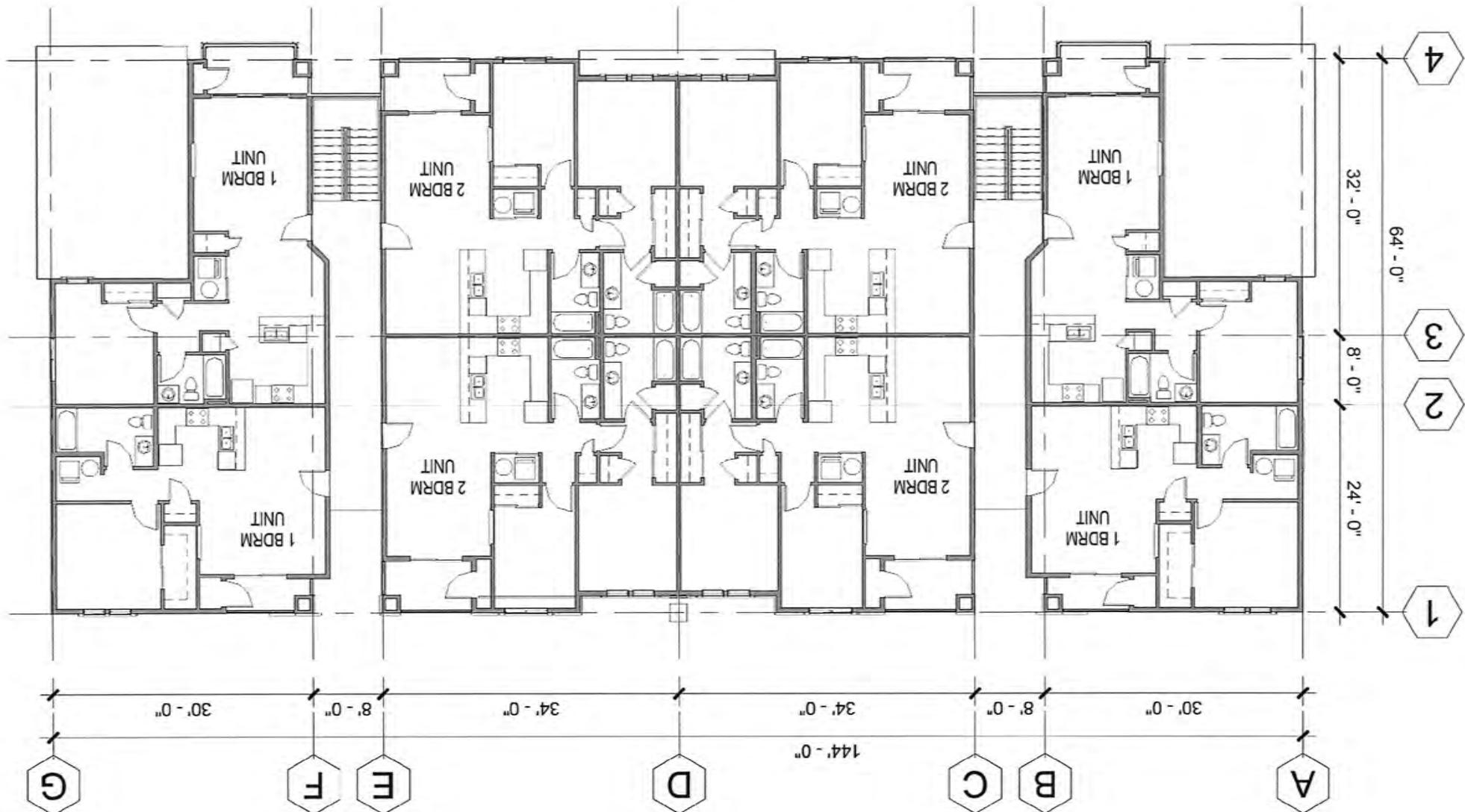
20 UNIT APARTMENT BUILDING - FIRST LEVEL FLOOR PLAN

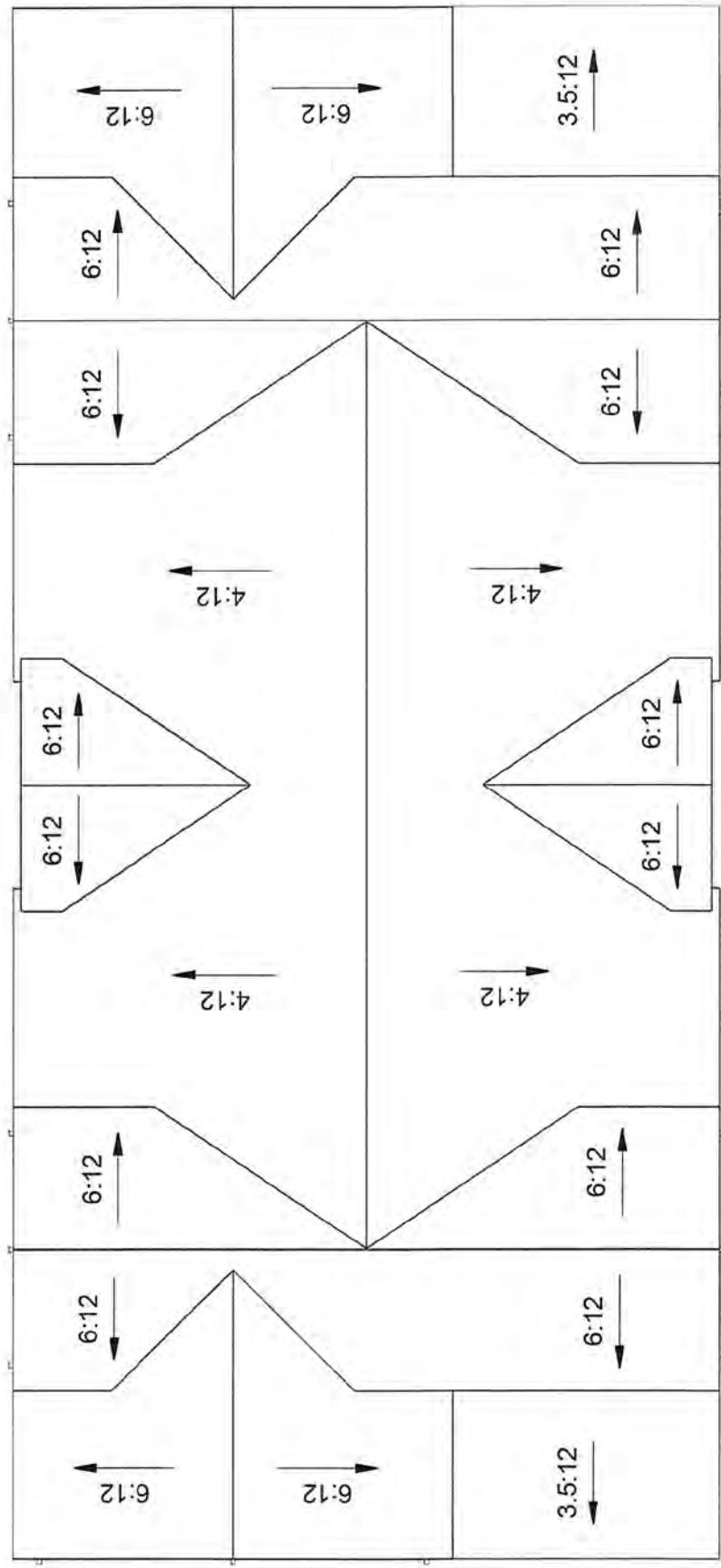




20 UNIT APARTMENT BUILDING - SECOND LEVEL FLOOR PLAN

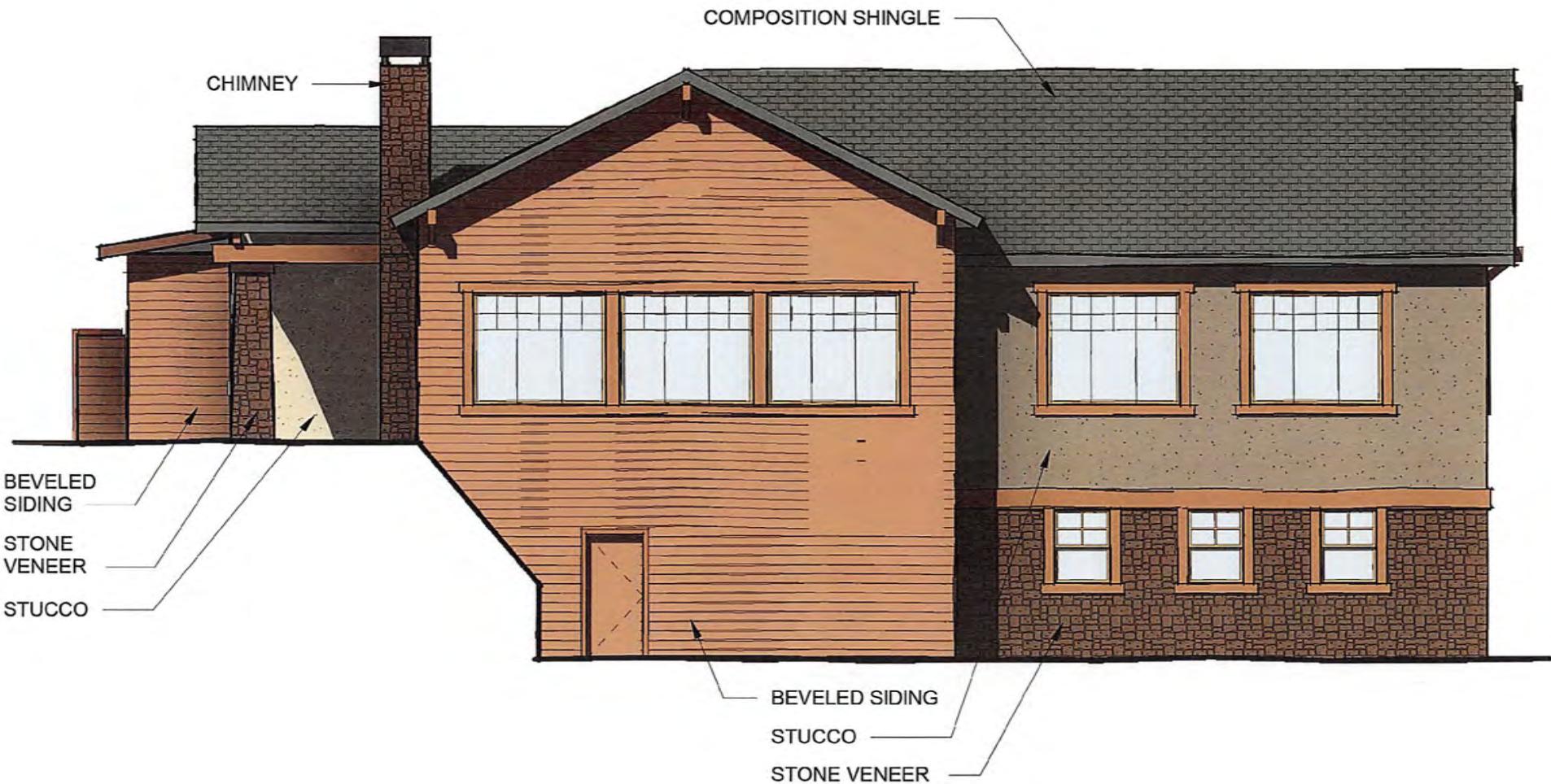
20 UNIT APARTMENT BUILDING - THIRD LEVEL FLOOR PLAN



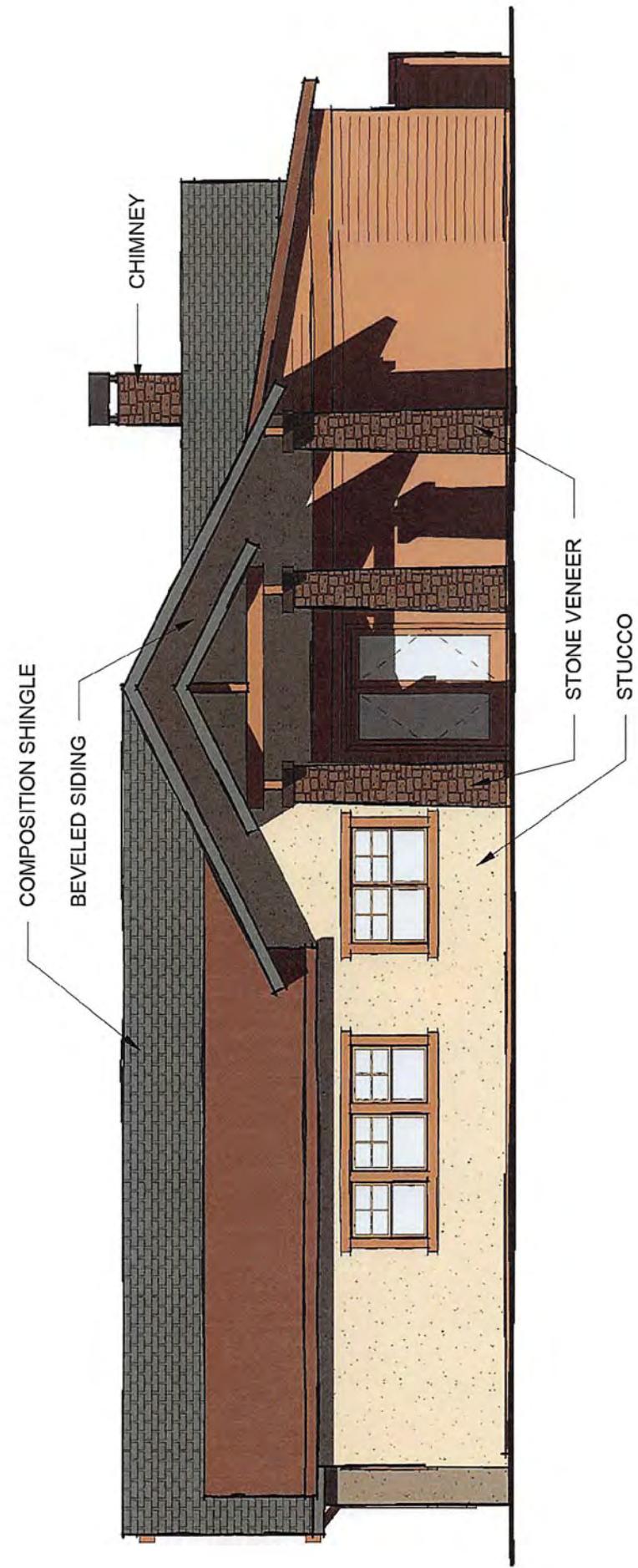


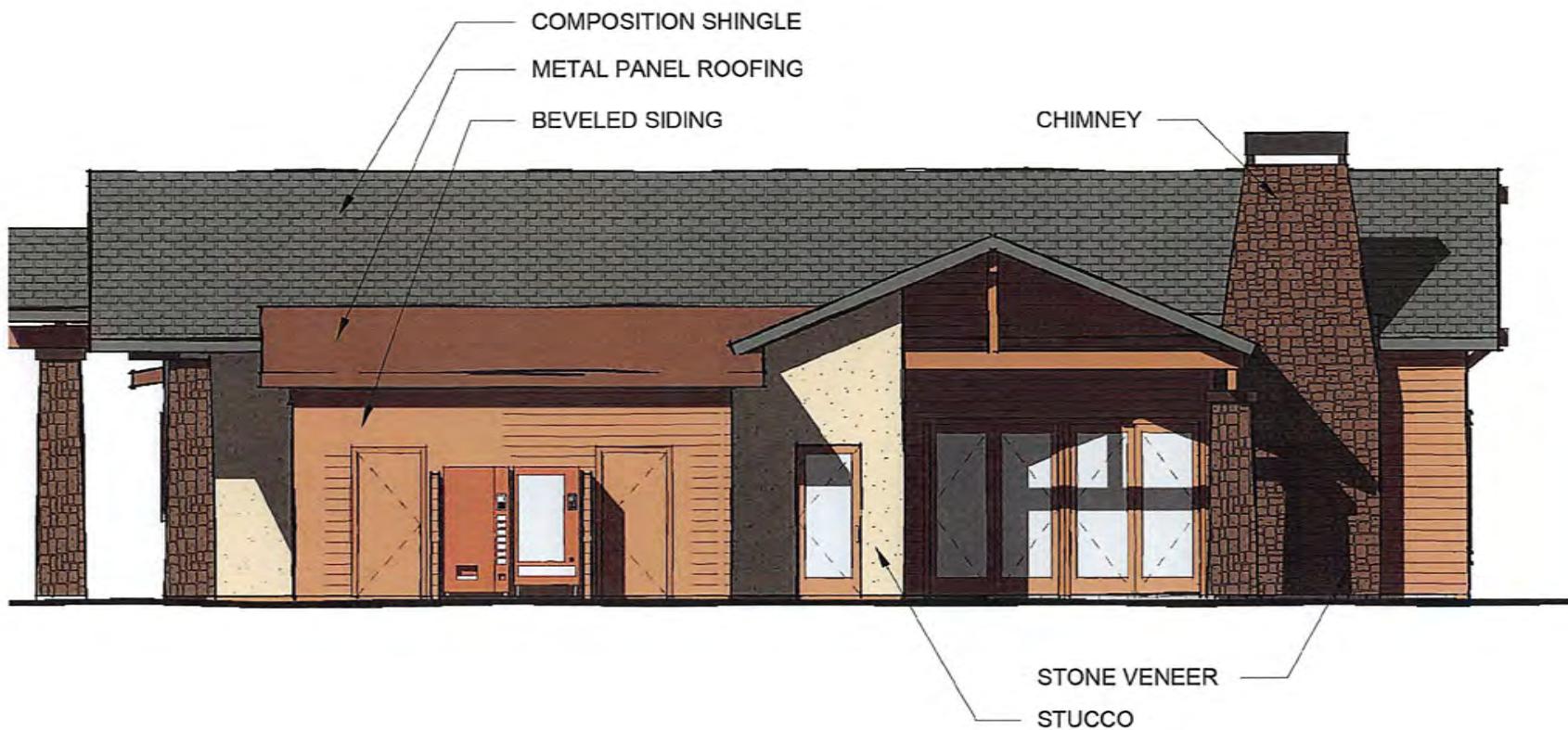
20 UNIT APARTMENT BUILDING - ROOF PLAN

(NO ROOF TOP EQUIPMENT)



CLUBHOUSE - NORTH ELEVATION

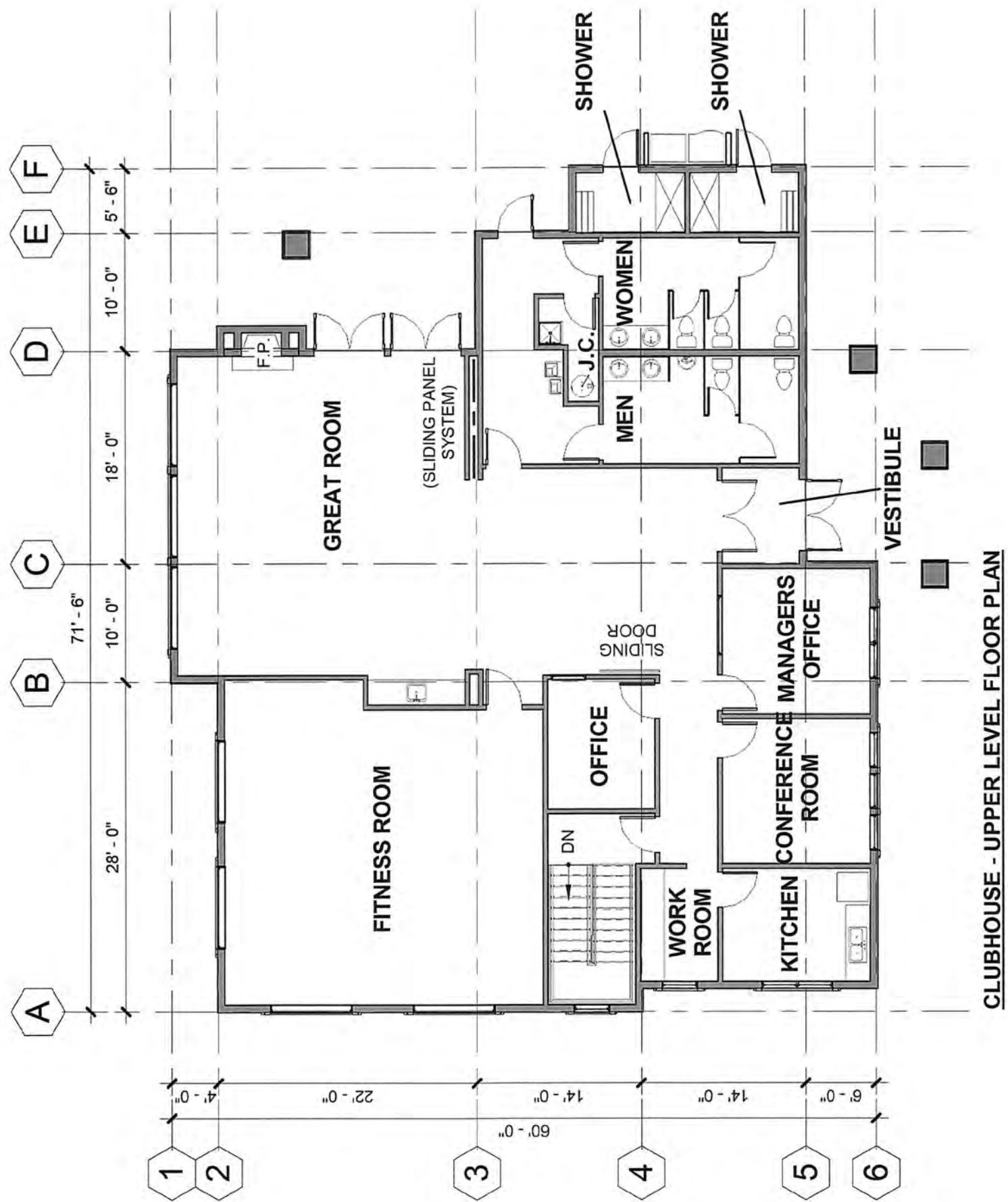


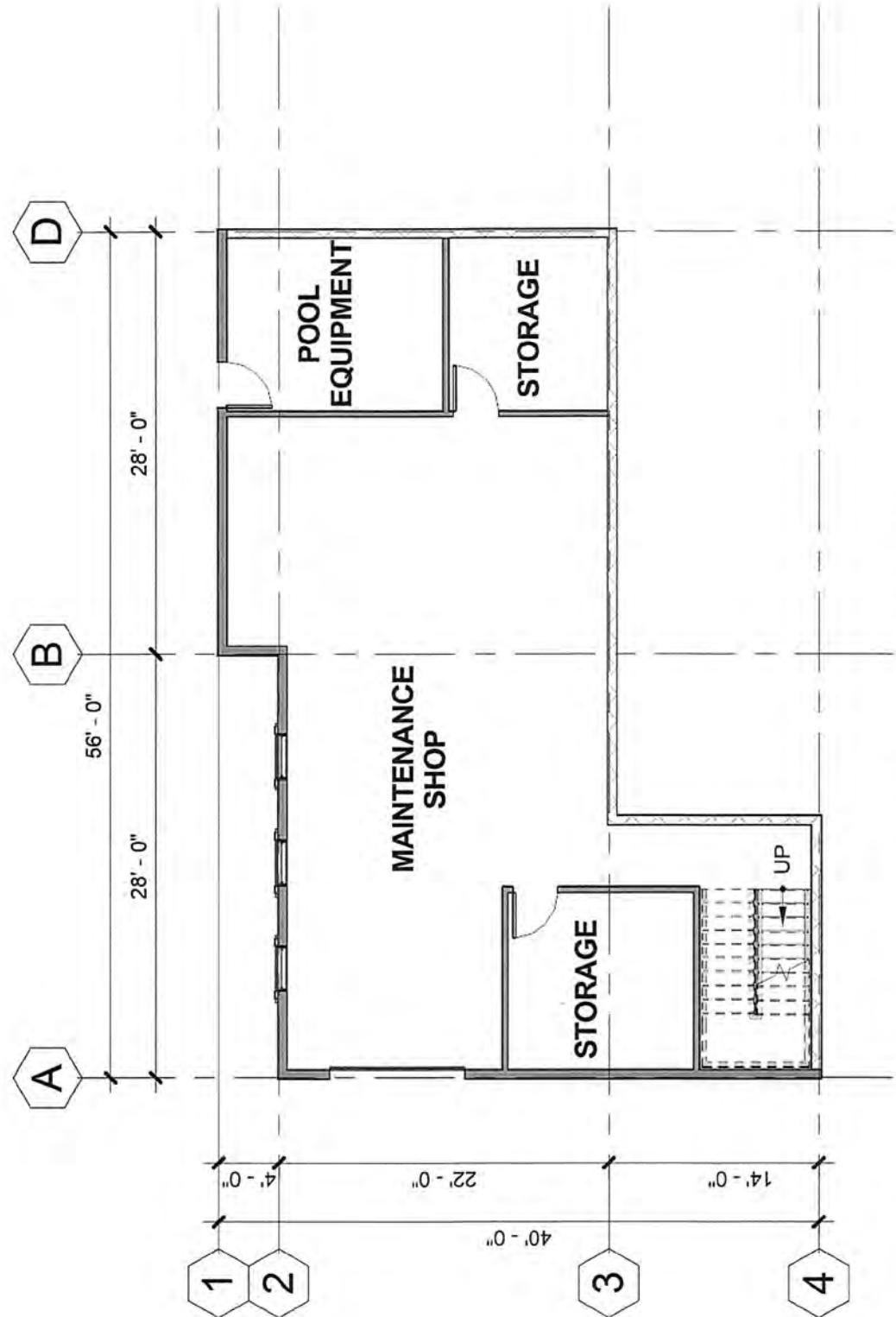


CLUBHOUSE - EAST ELEVATION

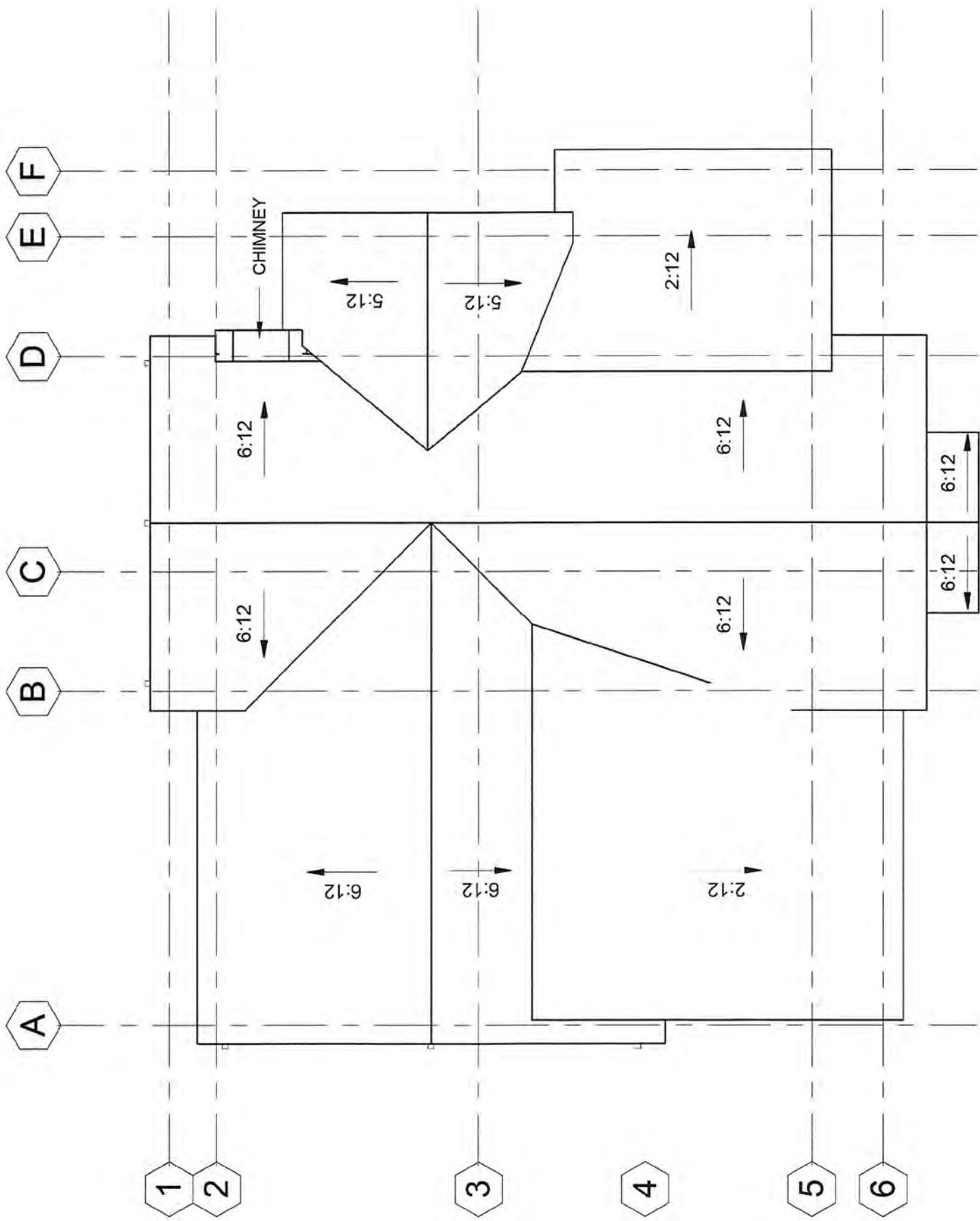


CLUBHOUSE - WEST ELEVATION





CLUBHOUSE - ROOF PLAN



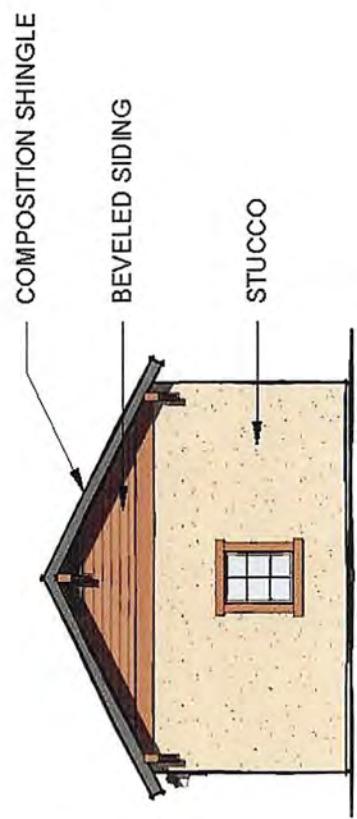
FRONT ELEVATION

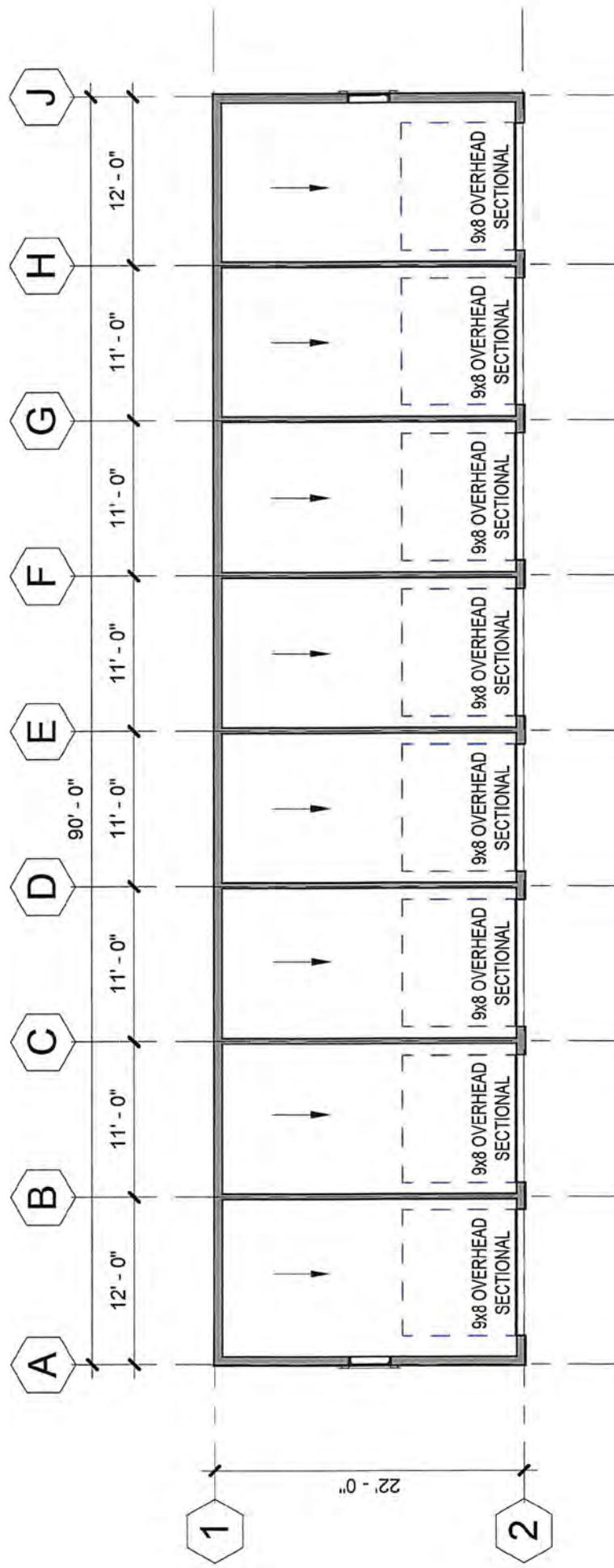




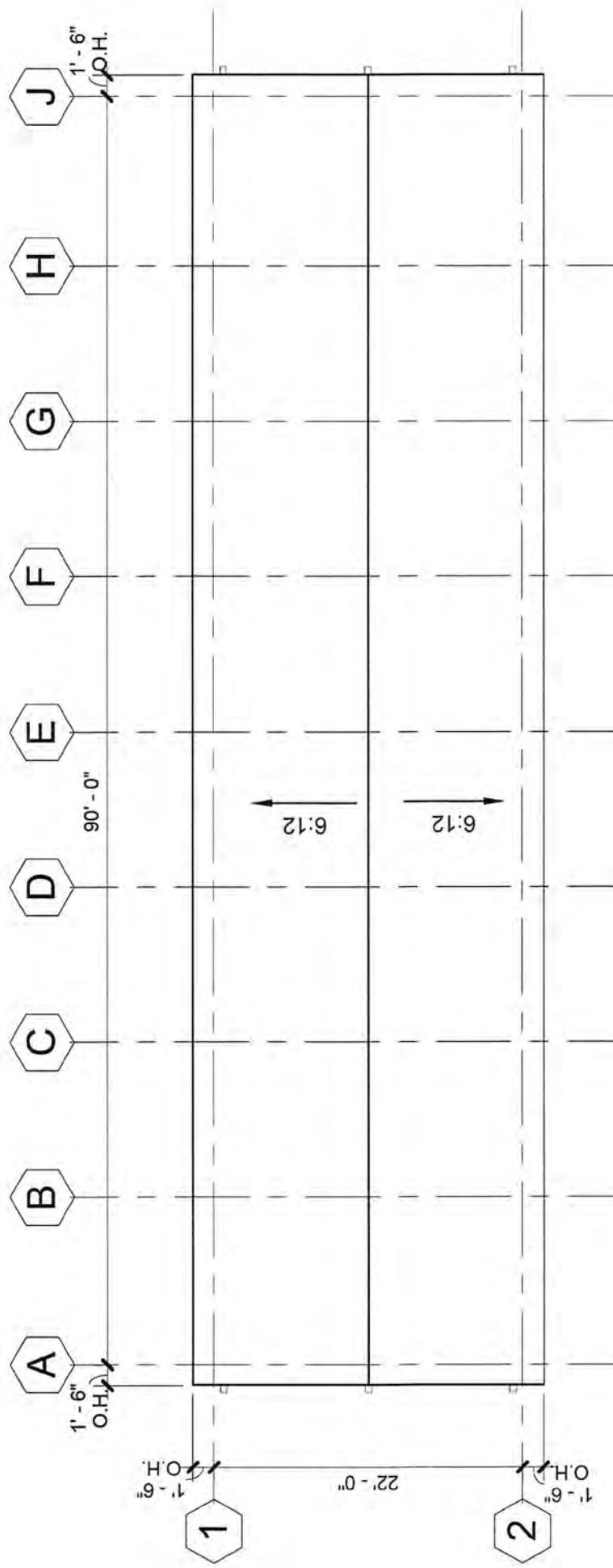
REAR ELEVATION

SIDE ELEVATION





GARAGE FLOOR PLAN



GARAGE ROOF PLAN

(NO ROOF TOP EQUIPMENT)



SPECIAL USE PERMIT PLANS FOR CARSON HILLS APARTMENTS CARSON CITY NEVADA

OWNER / DEVELOPER

KROMER INVESTMENTS INC.
ATTN: STEPHEN KROMER
11890 DONNER PASS RD, STE 4
TRUCKEE, CA 96161-4996
PHONE: (530) 582-4033

PROJECT DATA

ASSESSOR'S PARCEL NUMBER (APN) 009-151-62
PROJECT ADDRESS SOUTH CURRY ST.
TOTAL UNITS 300
TOTAL BUILDINGS 16
ZONING MFA & GC
MASTER PLAN DESIGNATION MUC & C/RC
PARCEL SIZE 19.01 ACRES

BASIS OF BEARINGS

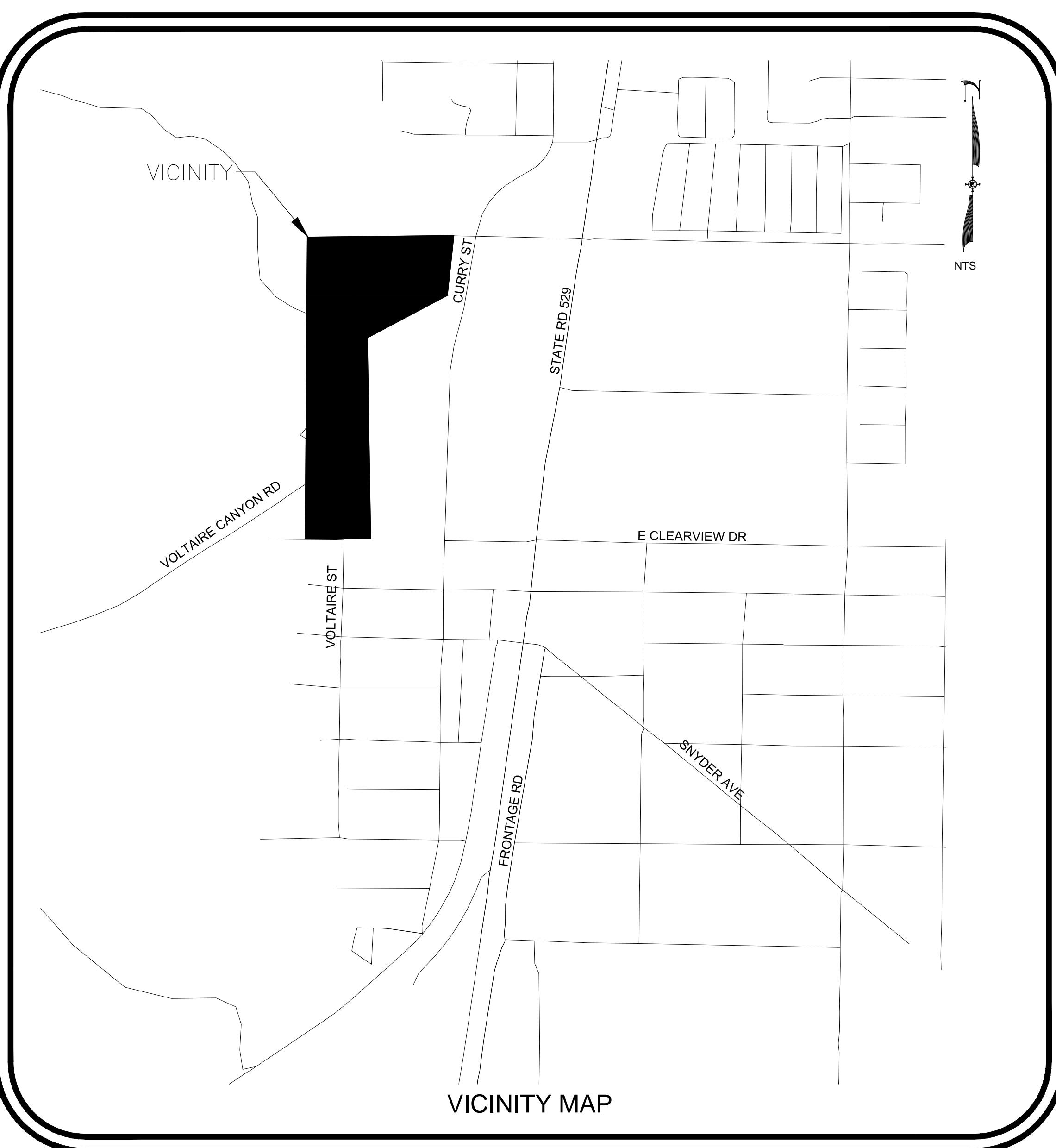
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY/NEVADA DEPARTMENT OF TRANSPORTATION PUBLISHED LATITUDE AND LONGITUDE OF 39°09'22.29590" NORTH AND 119°45'48.32400" WEST FOR REGIONAL GPS CORS "DOT1" (WASHOE COUNTY IDENTIFIER CARS00001). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.0002 AS ADOPTED BY CARSON CITY PUBLIC WORKS IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HOLDING THE CARSON CITY PUBLIC WORKS PUBLISHED ELEVATION FOR CC061, A 2.5 INCH BRASS DISK STAMPED "CC061 2010" LOCATED ON THE NORTH SIDE OF A DIRT ACCESS ROAD, APPROXIMATELY 110 FEET WESTERLY OF THE INTERSECTION OF KOONTZ LANE AND SOUTH CURRY STREET TAKEN AS 4776.35 FEET ABOVE MEAN SEA LEVEL.

ABBREVIATIONS

AC	ASPHALT CONCRETE	MDD	MAX DRY DENSITY
BC	BEGIN CURVE (HORIZONTAL)	MIN	MINIMUM
BW	BACK OF WALK	N	NORTH
CB	CATCH BASIN	NTS	NOT TO SCALE
cfs	CUBIC FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE
CONC	CONCRETE	PAD	PAD GRADE
CONST	CONSTRUCT	PI	POINT OF INTERSECTION
DIA	DIAMETER	P	PROPERTY LINE
E	EAST	PVC	POLYVINYL CHLORIDE
EC	END CURVE (HORIZONTAL)	R	RADIUS
ELEV	ELEVATION	(R)	RADIAL
EVC	END VERTICAL CURVE	REF	REFERENCE
(e)	EXISTING	RET	CURB RETURN
EXT	EXTERIOR	RP	RADIUS POINT
FES	FLARED END SECTION	RT	RIGHT
fps	FEET PER SECOND	R/W	RIGHT-OF-WAY
FFC	FRONT FACE OF CURB	s	SLOPE
FG	FINISH GRADE	S	SOUTH
FL	FLOW LINE	SD	STORM DRAIN
G	GAS	SF	SQUARE FEET
GB	GRADE BREAK	SS	SANITARY SEWER
HORIZ	HORIZONTAL	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	SW	SIDEWALK
IE	INVERT ELEVATION	TC	TOP OF CURB
INT	INTERSECTION	TW	TOP OF WALL
LAT	LATERAL	V	VELOCITY
LT	LEFT	W	WATER
MH	MANHOLE	W/	WITH



ENGINEER



SHEET INDEX

T-1	TITLE SHEET
S-1	SITE PLAN
S-2	SITE PLAN
G-1	GRADING PLAN
G-2	GRADING PLAN
CS-1	CROSS SECTION
CS-2	CROSS SECTION
CS-3	CROSS SECTION
U-1	UTILITY PLAN
U-2	UTILITY PLAN
OS-1	OPEN SPACE EXHIBIT
FH-1	FIRE ACCESS

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2016 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, CARSON CITY, WASHOE COUNTY, AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THE SITE PREPARED BY SUMMIT ENGINEERING.

ENGINEER'S STATEMENT

THESE PLANS (SHEET T-1 OF 12 THROUGH FH-1 OF 12) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

CLINTON G. THIESSE

P.E. #6159

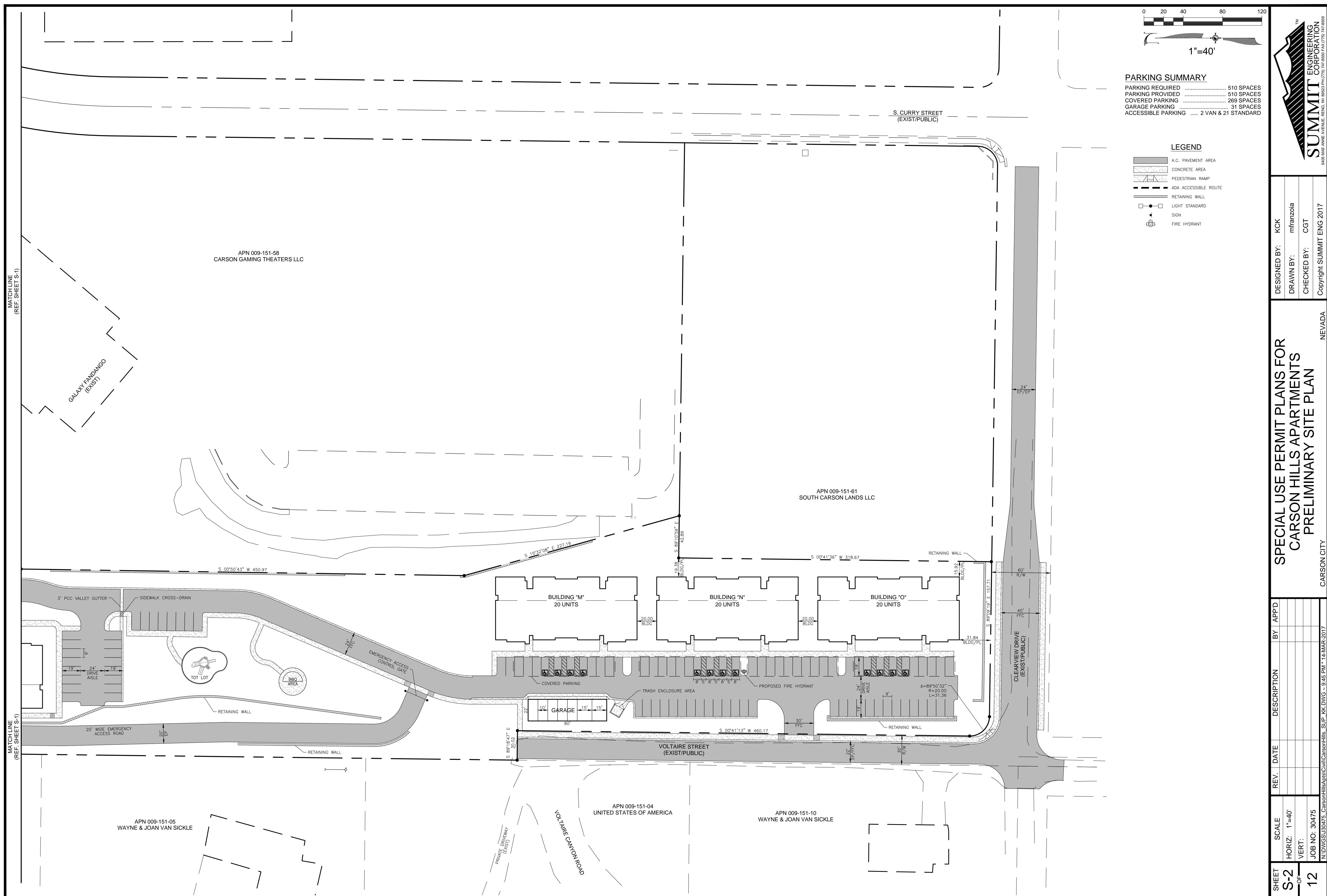


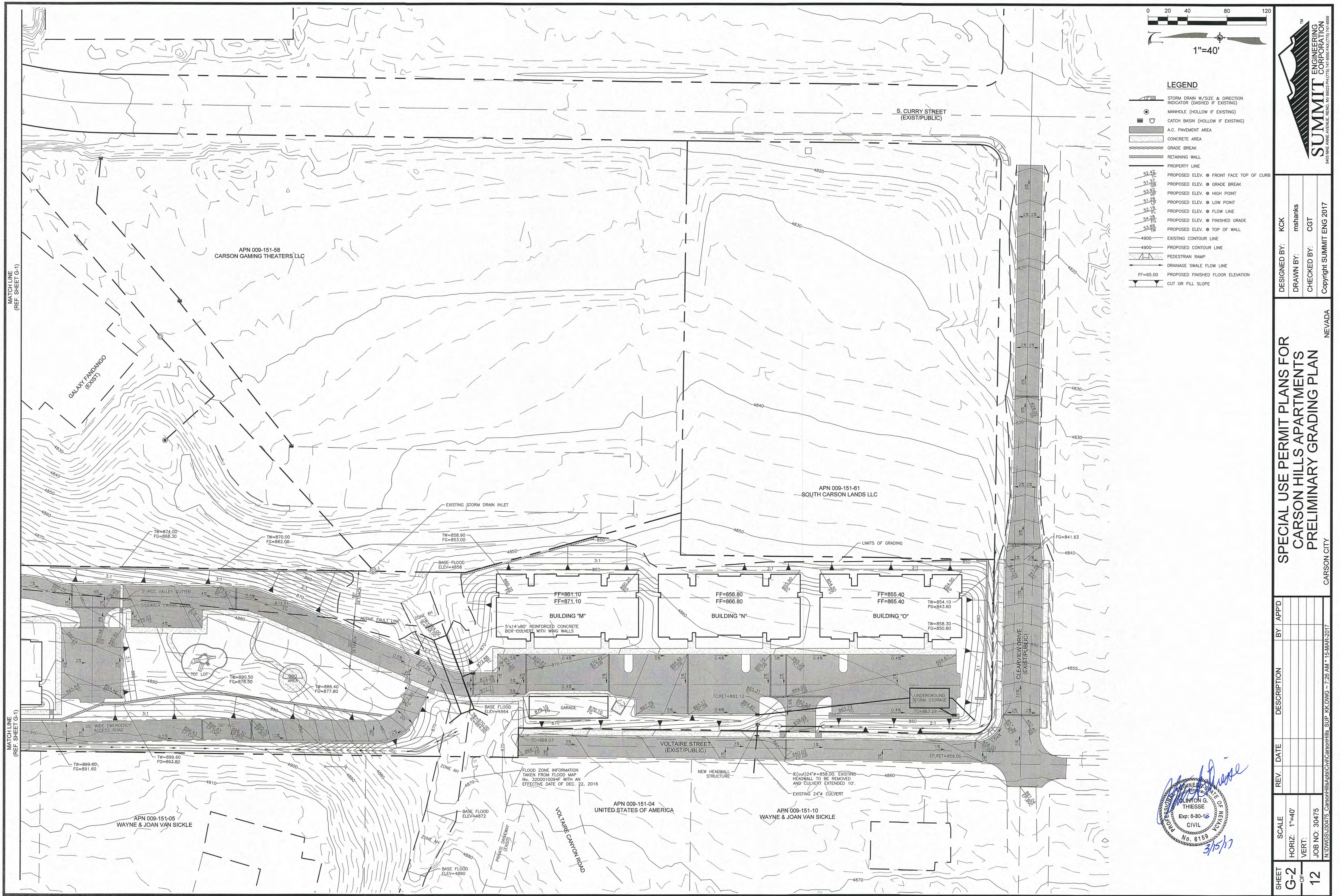
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NEVADA

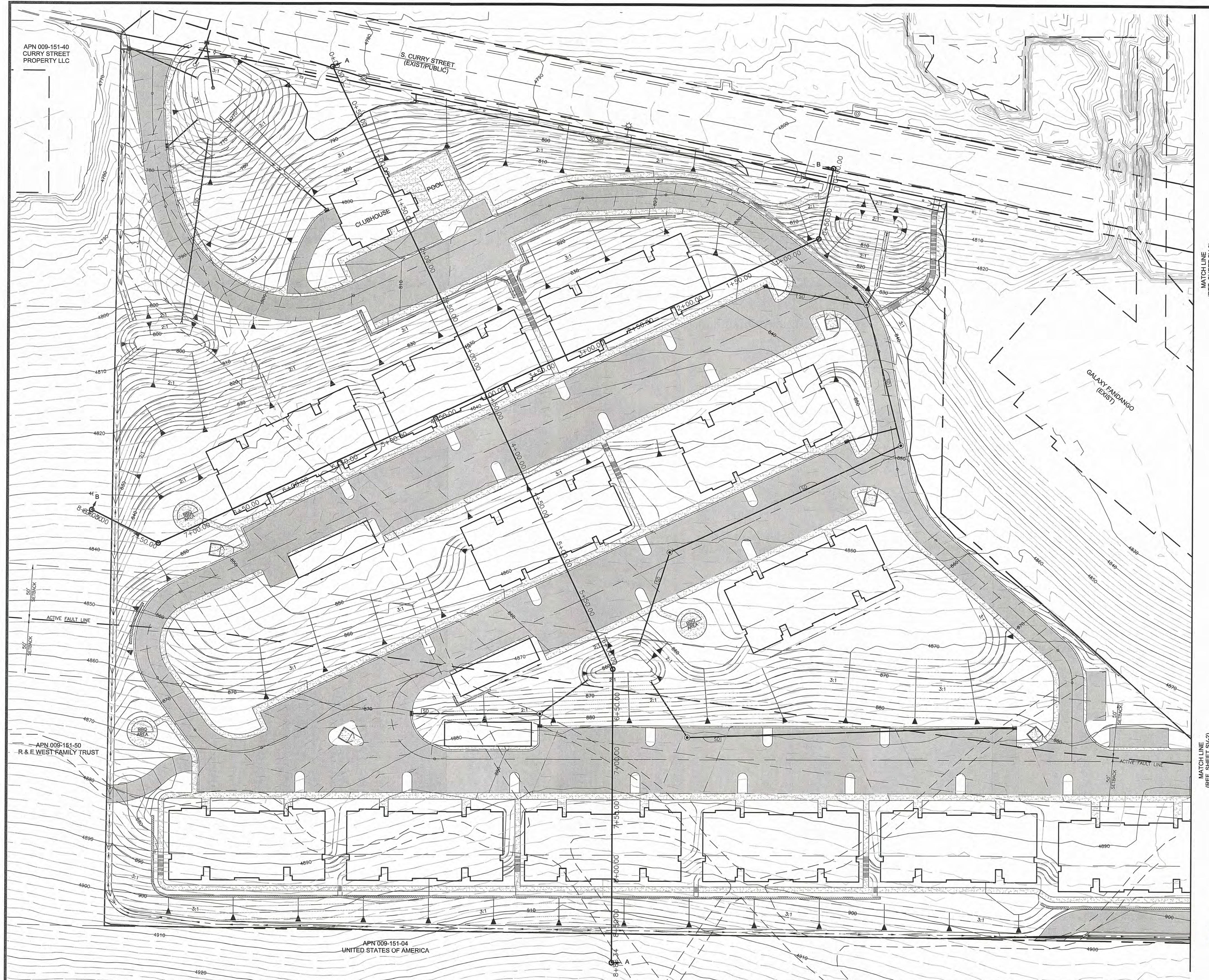
SPECIAL USE PERMIT PLANS FOR
CARSON HILLS APARTMENTS
TITLE SHEET
CARSON CITY

DESIGNED BY:	KCK
DRAWN BY:	mfraenzola
CHECKED BY:	CGT
APPROVED BY:	
DATE:	11-14-2017

SHEET
T-1
OF
12
JOB NO: 30475
NDWGSU30475 CarsonHillsAptsCivilCarsonHills SUP KK DIV 9:46 PM 11-14-MAR-2017







0 20 40 80 120

1"=40'

LEGEND

12"SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)

8"SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)

MANHOLE (HOLLOW IF EXISTING)

CATCH BASIN (HOLLOW IF EXISTING)

FIRE HYDRANT

WATER WATER MAIN (DASHED IF EXISTING)

A.C. PAVEMENT AREA

CONCRETE AREA

PROPERTY BOUNDARY

STREET LIGHT

RETAINING WALL

(REF. SHEET SV-2)

א' ינוב. ס' ינוב. ס' ינוב.

The logo for Summit Engineering Corporation is a vertical rectangular design. On the left, there is a graphic of a mountain peak with a jagged, white-lined outline on the left and a solid black area with diagonal hatching on the right. To the right of the graphic, the word "SUMMIT" is written in large, bold, serif capital letters, with a thin vertical line extending from the top of the 'S' down to the bottom of the 'T'. Above the 'T', a small "TM" symbol is located. To the right of "SUMMIT", the words "ENGINEERING" and "CORPORATION" are stacked vertically in a smaller, bold, serif font. At the very bottom right, the address "5405 MAE ANNE AVENUE, RENO, NV 89523" is written in a smaller, sans-serif font, followed by "PH:(775) 747-8550 FAX:(775) 747-8559" in a slightly larger sans-serif font.

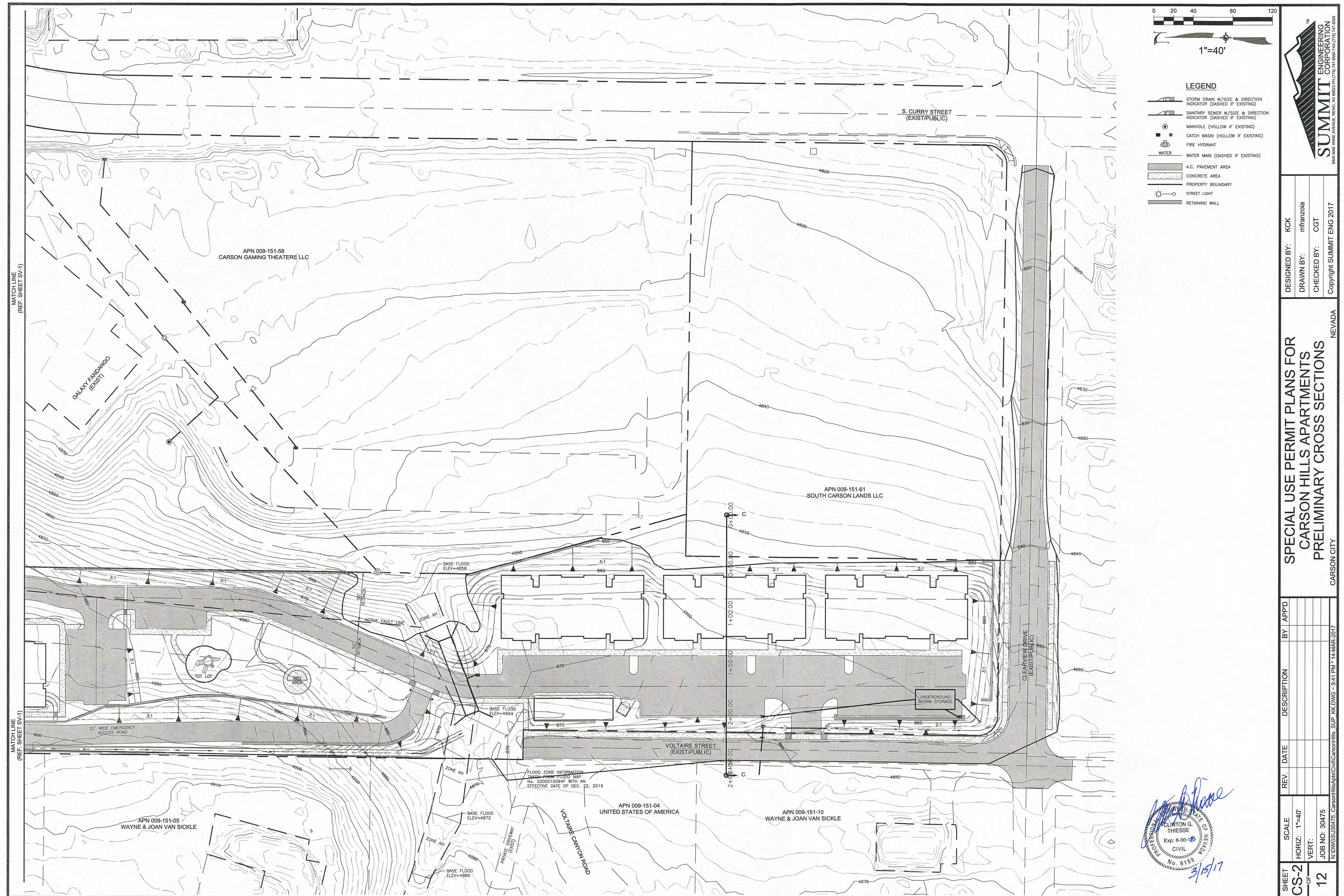
SUMMIT CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523 PH: (775) 747-8550 FAX: (775) 747-8559

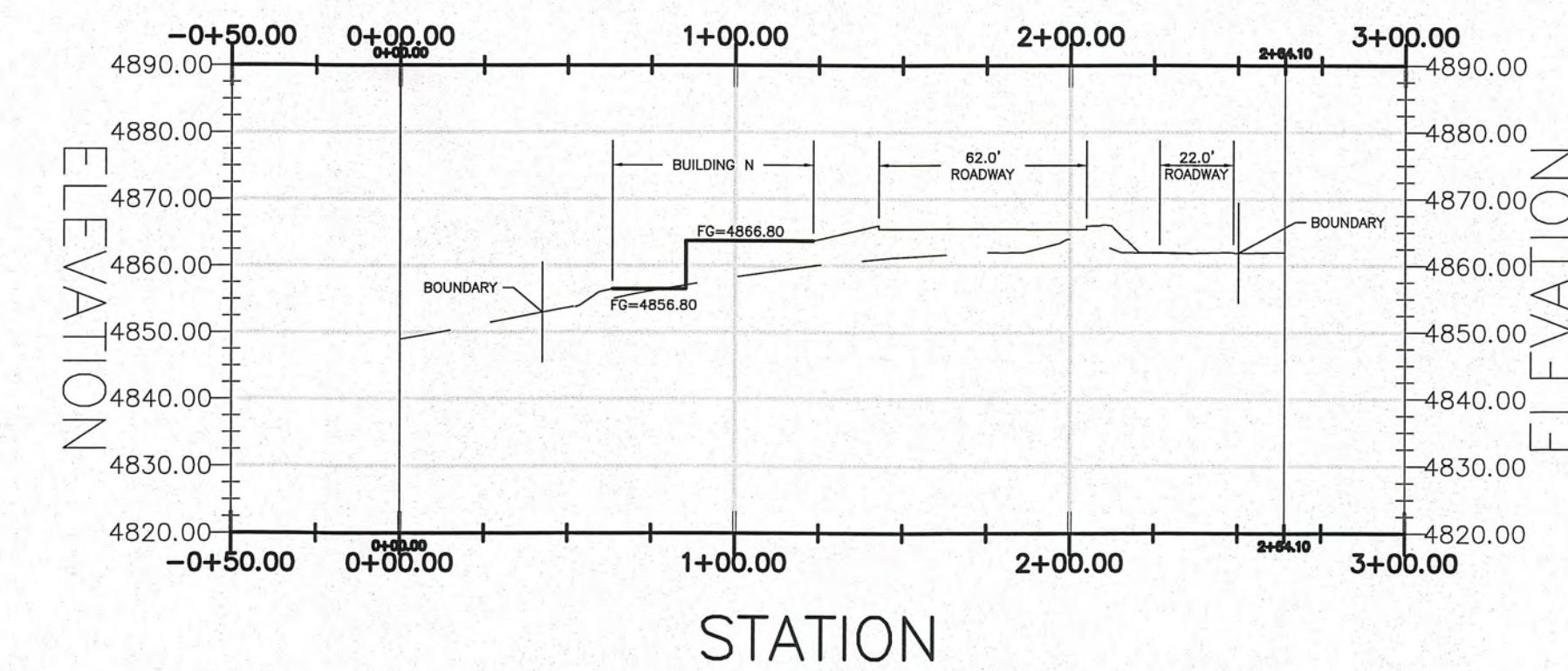
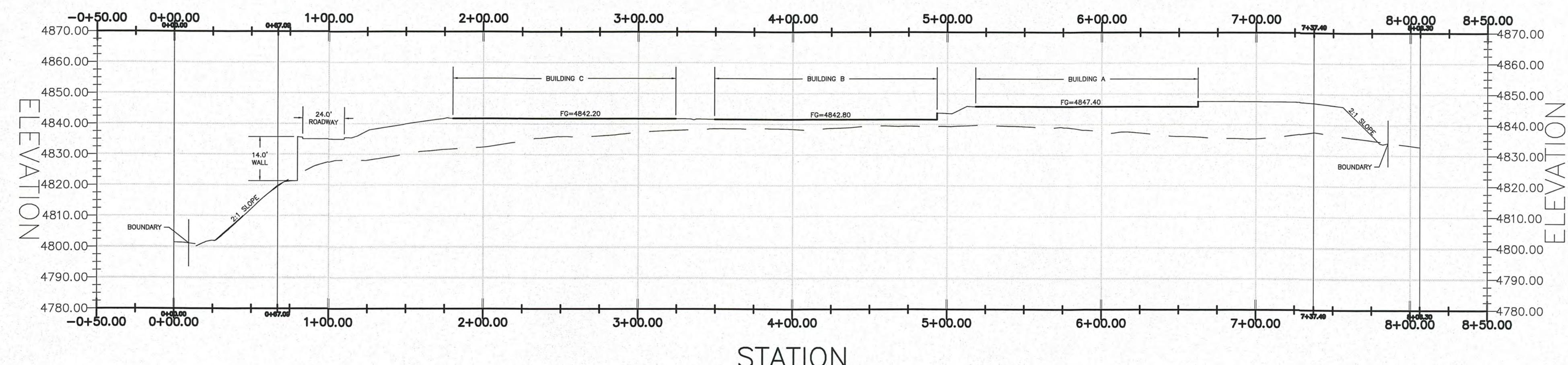
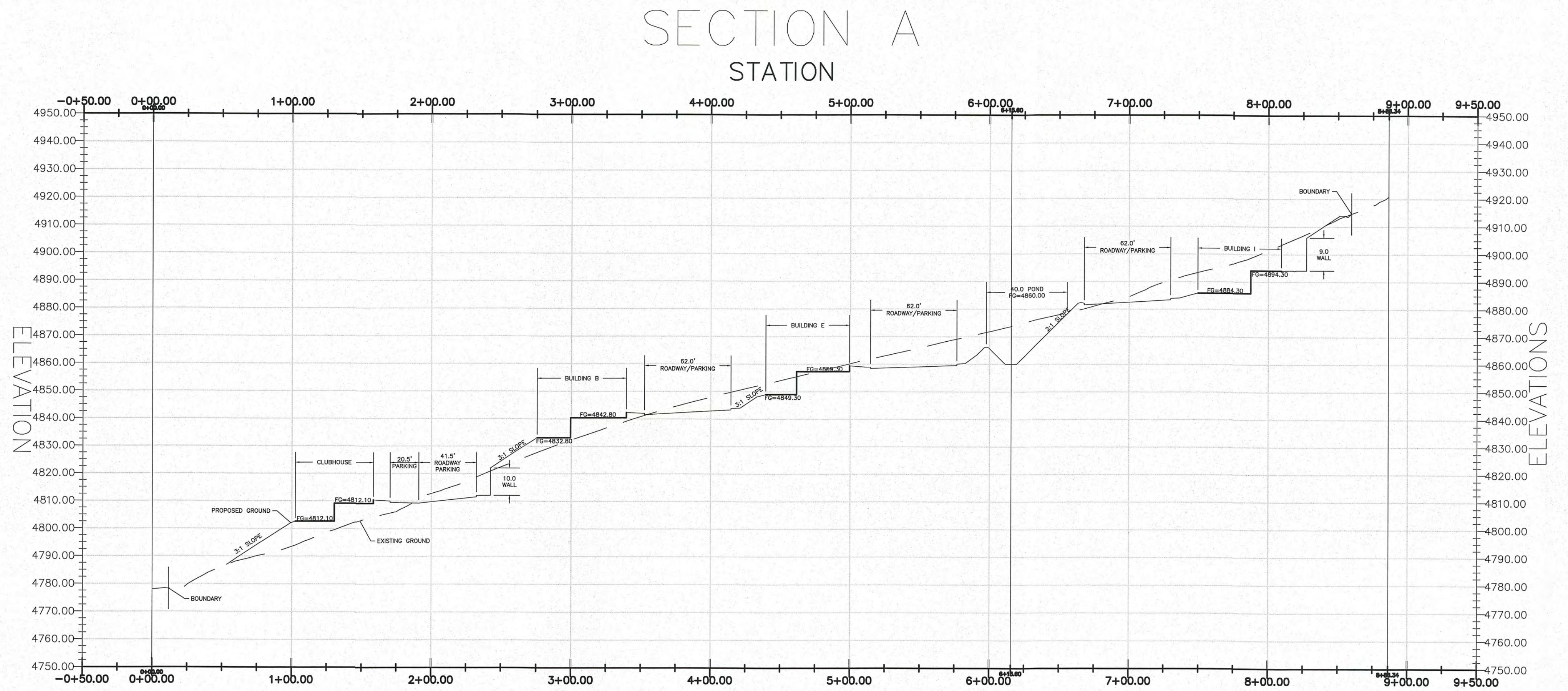
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CARSON CITY NEVADA

N:\DWGGS\J30475_CarsonHillsApts\Civil\CarsonHills_SUP_KK.DWG ~ 9:42 PM * 14-MAR-2017

SHEET		SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
CS-1	OF	HORIZ: 1"=40'					
		VERT:					
		JOB NO:	30475				
		CARSON HILLS APARTMENTS PRELIMINARY CROSS SECTIONS					
		SPECIAL USE PERMIT PLANS FOR					
		CARSON CITY					
		NEVADA					
		N:\DWGSU\30475_CarsonHillsApts\Civil\CarsonHills_SUP_KK.DWG ~ 9:42 PM * 14-MAR-2017					



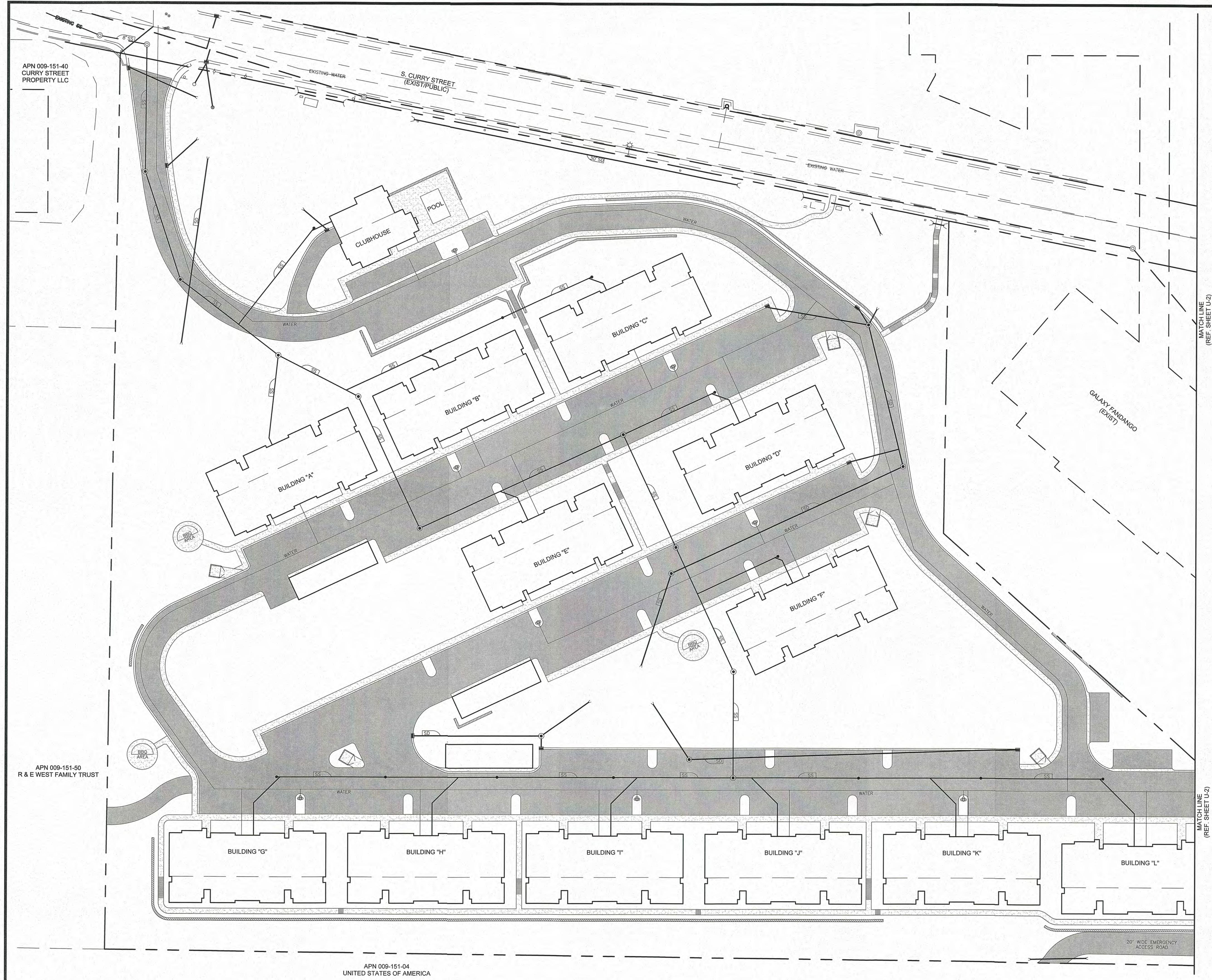


A circular Nevada Civil Engineer license seal. The outer ring contains the text "PROFESSIONAL ENGINEER STATE OF NEVADA". The center of the seal contains "CLINTON G. THIESSE" and "CIVIL". Below the name is the expiration date "Exp: 6-30-18". At the bottom is the number "No. 6159". A large handwritten signature "Clinton G. Thiesse" is written across the top of the seal. A handwritten date "3/15/17" is written diagonally across the bottom right.

The logo for Summit Engineering Corporation is a vertical composition. On the left, a large, dark, stylized mountain peak with diagonal hatching is positioned. To its right, the word "SUMMIT" is written in large, bold, capital letters. Above "SUMMIT", the words "ENGINEERING" and "CORPORATION" are stacked vertically in smaller, bold, capital letters. In the top right corner of the logo, the letters "TM" are placed above a small circle, indicating a trademark. At the very bottom, the company's address and contact information are printed in a smaller, sans-serif font: "5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8550 FAX:(775) 747-8555".

R	DESIGNED BY: KCK
	DRAWN BY: mfranzolia
	CHECKED BY: CGT
	Copyright SUMMIT ENG 2017

**SPECIAL USE PERMIT PLANS FOR
CARSON HILLS APARTMENTS
PRELIMINARY SECTION VIEWS**

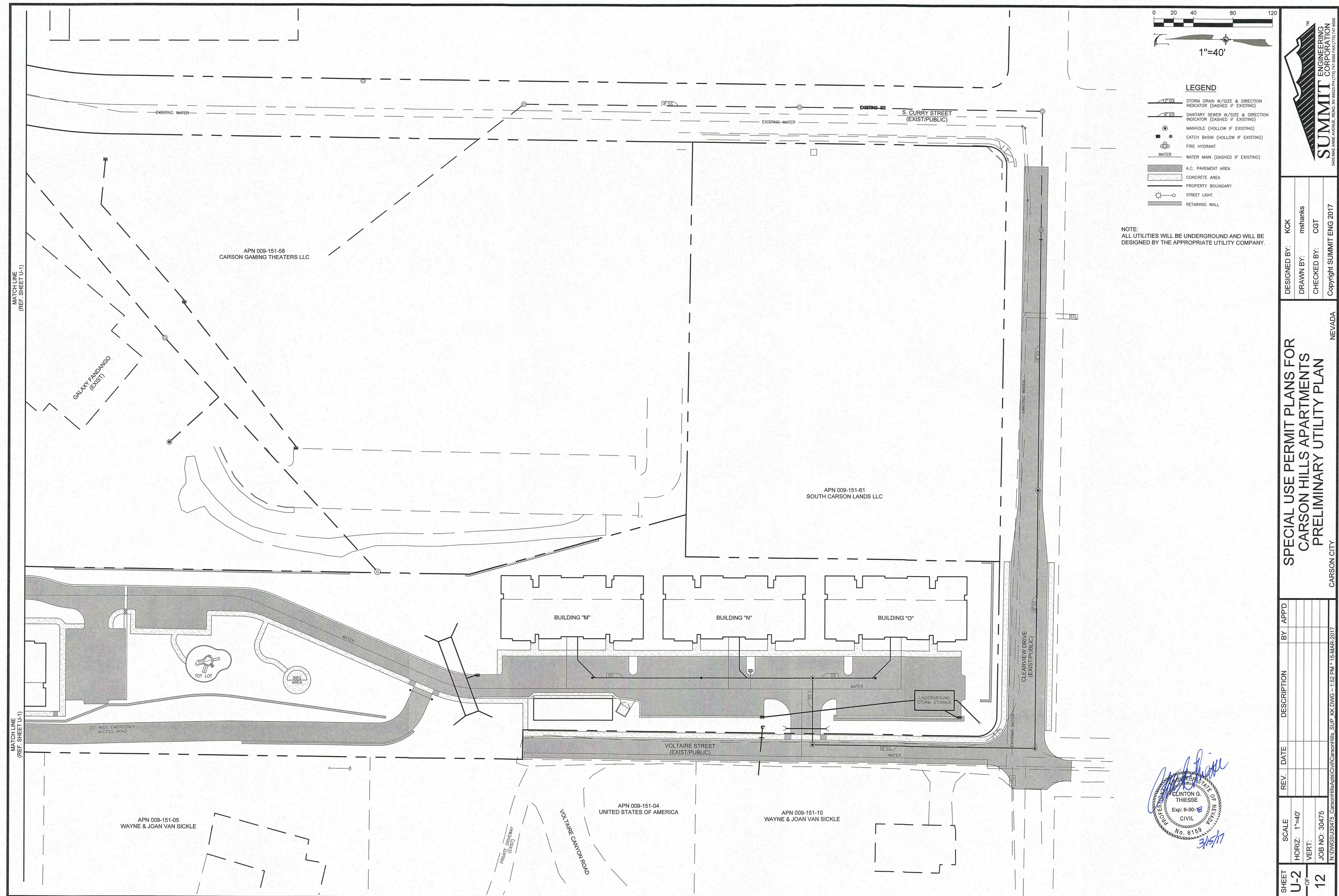


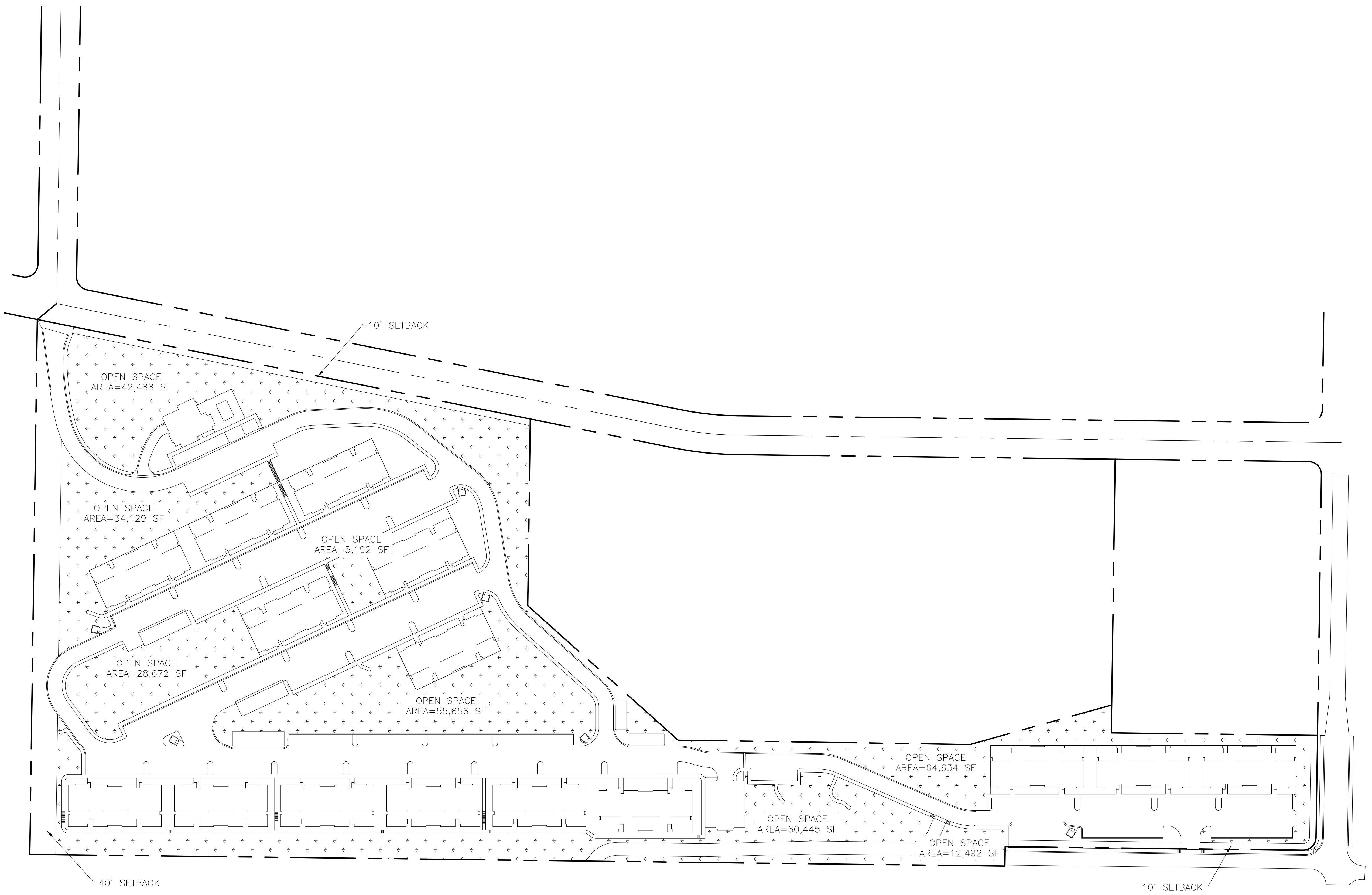
SUMMIT ENGINEERING
545 MAE ANNE AVENUE, RENO, NV 89523 PH/775.747.4850 FAX/775.747.4859

DESIGNED BY: KK
DRAWN BY: mshanks
CHECKED BY: CGT
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**SPECIAL USE PERMIT PLANS FOR
CARSON HILLS APARTMENTS
PRELIMINARY UTILITY PLAN**
CARSON CITY

Sheet U-1
of 12
Scale HORIZ: 1"=40'
VERT: 3/15/17
Job No: 30475
NWDWCSU/30475 CarsonHillsAptsCivilCarsonHills SUP KK DIVG ~ 150 PM * 15-MAR-2017
PROFESSIONAL ENGINEER STATE OF NEVADA
CLINTON C. THIESSE
Exp: 6-30-18
CIVIL
No. 6159





0 40 80 160 240
1"=80'

OPEN SPACE SUMMARY
MINIMUM COMMON SPACE REQUIRED:
150 SF/UNIT x 300 UNITS = 45,000 SF

MINIMUM ADDITIONAL OPEN SPACE REQUIRED:
100 SF/UNIT x 300 UNITS = 30,000 SF

REQUIRED OPEN SPACE = 75,000 SF
PROVIDED OPEN SPACE = 268,500 SF

LEGEND

OPEN SPACE



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**SPECIAL USE PERMIT PLANS FOR
CARSON HILLS APARTMENTS
OPEN SPACE EXHIBIT**

SCALE	REV.	DATE	DESCRIPTION	BY APP'D
HORIZ: 1"=40' VERT: 1"=40'				
OF 12	JOB NO: 30475 NDWGSSU30475 CarsonHillsAptsCivilCarsonHills SUP KKDivG - 9:35 PM 14-MAR-2017			