

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 25, 2017

FILE NO: SUP-17-136

AGENDA ITEM: E-2

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: To consider a request for a Special Use Permit from Spear and Phillips LLC (property owner: John Block) to allow the expansion of a non-conforming use, specifically a Multi-Family Residential Use, on property zoned Single Family 6000 (SF6) located at 504 Phillips Street, APN 003-243-04.

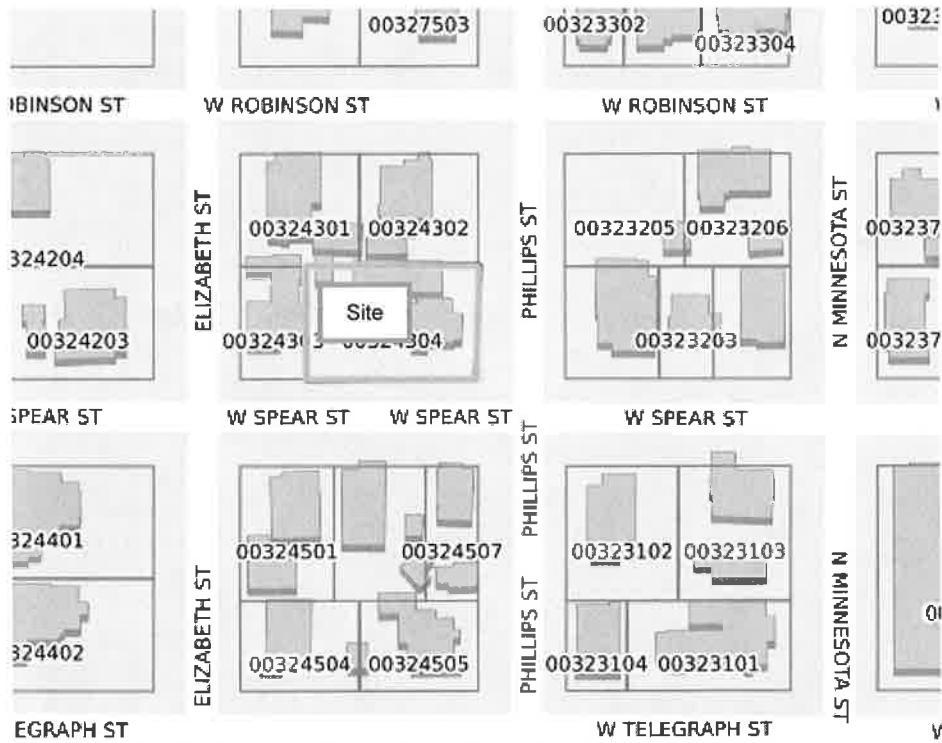
APPLICANT/AGENT: Susan Block

OWNER: Spear and Phillips LLC

LOCATION: 504 Phillips Street

APN: 003-243-04

RECOMMENDED MOTION: "I move to approve SUP-17-136, a request from Susan Block (property owner: Spear and Phillips LLC) for a Special Use Permit to allow the expansion of a non-conforming use, multifamily residential, on property zoned Single Family 6000, and located at 504 Phillips Street, APN 003-243-04, based on the ability to make findings as outlined in the staff report, and subject to the conditions of approval."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
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 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 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 consideration.
5. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
6. R-2 use requires fire sprinklers and fire alarm.
7. R-2 use requires a Knox box.
8. The proposed connection between the garage and main house creates a new building over 5000 square feet. This would also trigger fire sprinkler requirements for the entire newly created building even if it is only a single family residence R-3.
9. Submit revised plans that include the demolition and remodeling plans of the existing dwelling.
10. Provide an existing plan of the garage and storage prior to the remodeling of the garage to convert the upstairs to an apartment.
11. Provide more detailed plans of the purposed remodeling of the existing garage.
12. If the Planning Commission approves the applicant's request for the conversion (change of use) in a portion of an existing garage to an apartment, the apartment will be subject to the collection of Residential Construction Tax compliant with NRS 278.4983 and CCMC 15.60.050.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.030 (Nonconforming Uses), CCMC 18.04.075 Single Family 6000

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Single Family 6000 (SF6)

KEY ISSUES: Will the proposed expansion of a multi-family residential use be compatible with the area, and meet the required findings for a Special Use Permit?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6000 (SF6) / Single Family Home
EAST: Single Family 6000 (SF6) / Single Family Home
WEST: Single Family 6000 (SF6) / Single Family Home
SOUTH: Single Family 6000 (SF6) / Single Family Home

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)
EARTHQUAKE FAULT: Moderate – Zone II
SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE (acres): .26 acres
STRUCTURE SIZE: 3,278 sqft
PARKING: Existing
VARIANCES REQUESTED: None

PREVIOUS REVIEW:

MPR-04-055: Demolish garage, build apartment
HRC-04-056: Demolish garage, build apartment
HRC-04-121: Demolish garage, build apartment
HRC-04-195: Carriage garage doors
HRC-06-043: Gate and fence
HRC-13-064: Replace windows, door
HRC-14-041: Tax deferral
HRC-15-057: Foundation
HRC-16-066: Back wall
HRC-16-067: Removal of side porch
HRC-16-087: Roof
HRC-16-096: Bridge to garage
HRC-17-059: Bench and sandstone mounting step
HRC-17-105: Skylights

DISCUSSION:

The subject property is zoned Single Family 6000 (SF6). Multifamily residential uses are not an allowed use in the SF6 zoning district. As the use was lawfully established, it is considered a non-conforming use. In accordance with Section 18.04.030.2, a nonconforming use of land may be extended or expanded upon obtaining a Special Use Permit. The Planning Commission has the authority to grant a Special Use Permit upon making the seven required findings in CCMC 18.02.080 in the affirmative.

The existing 3,278 square foot home on the property was constructed in 1925. In the staff's letter dated April 9, 2004 and associated with MPR-04-055, staff writes that the subject is "Demolition of existing garage and construction of garage and dwelling unit on a legal non-conforming site which contains a five unit apartment structure on property zoned Single Family 6,000 (SF6)." The letter also states that the project requires a special use permit because the use of the site is a legal-nonconforming use. The letter goes on to quote CCMC 18.04.030 (Expansion of Nonconforming Building), stating:

"A nonconforming use of land or building shall not be extended or expanded except by Special Use Permit. Minor modification and maintenance necessary to said continuing condition is permitted."

In 2005, the applicant obtained a building permit to demolish a garage that was damaged by fire, and to build a new garage. This is the garage that is on the site today. The applicant is now seeking to improve the garage to create an apartment unit on the second floor of the garage.

Consistent with the MPR letter of 2004, the rearrangement of the residential units from a single building into two buildings constitutes an expansion of use. Since the use is a non-conforming use, the requested expansion of use requires a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 325 feet of the subject site on October 10, 2017. As of the writing of this report, one comment in support has been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at its meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

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

Fire Department

1. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. The proposed construction creates a mixed use building with 5 apartments and a single family home. This is a change of use to R-2/R-3 occupancy classification.
3. R-2 use requires fire sprinklers and fire alarm.
4. R-2 use requires a Knox box.
5. The proposed connection between the garage and main house creates a new building over 5000 square feet. This would also trigger fire sprinkler requirements for the entire newly created building even if it is only a single family residence R-3.

Building Department

1. Submit revised plans that include the demolition and remodeling plans of the existing dwelling.
2. Provide an existing plan of the garage and storage prior to the remodeling of the garage to convert the upstairs to an apartment.
3. Provide more detailed plans of the proposed remodeling of the existing garage.

Engineering Department

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

Health Department: No concerns

Parks Department

1. If the Planning Commission approves the applicant's request for the conversion (change of use) in a portion of an existing garage to an apartment, the apartment will be subject to the collection of Residential Construction Tax compliant with NRS 278.4983 and CCMC 15.60.050.

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 proposed use is consistent with the objectives of the Master Plan. In particular, Goal 10.1 of the Master Plan is to Preserve and Enhance Historic Resources. Corresponding Policy 10.1a states:

10.1a *Adaptive Reuse*

Encourage the adaptive reuse of historic buildings not eligible for designation on the Local, State or National Register of Historic Places, but which have historic features and contribute to the overall character of the neighborhood. Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.

The request is also consistent with the goals and policies associated with Guiding Principle 9, which addresses stable, cohesive neighborhoods offering a mix of housing types.

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

The proposed expansion of the existing units to incorporate a unit into the neighboring garage will be compatible with the character of adjacent development. The subject property has historically been utilized as a multifamily residential use. As documented in City records, in 2004, the site housed five apartments. The applicant has reduced that number down to four units. The impacts of the site being utilized as a multi-family property are already realized in terms of peaceful enjoyment, use, and economic value. Additionally, the exterior development has been subject to review by the Historic Resources Commission, and found to preserve the character of the historic district.

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

Staff finds that the expansion of the use into the neighboring garage building with no increase in the number of dwellings will not have a detrimental effect on the vehicular or pedestrian traffic. The site has been utilized as a multifamily property for at least 14 years. No increase in unit count is proposed. Therefore, staff finds that the vehicular and pedestrian traffic will be the same as currently realized.

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

The use of the site for four dwelling units already exists. The site is currently served by public

services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements. Staff find that the impact on these facilities and services will be identical to what is already realized.

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 Planning Commission has the authority to allow an expansion of use when the required findings for a Special Use Permit can be met. The buildings constructed on the site have been lawfully constructed based on standards in effect at the time of construction. The use is established. The applicant is seeking to rearrange the units within the existing buildings.

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

Staff finds that the expansion of the multifamily residential use into the adjacent garage will not be detrimental to public health, safety, convenience and welfare. The use is established, and no intensification is proposed. Rather, the applicant is seeking a reconfiguration to place one of the four units into the garage.

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

Staff finds that as the use is established, and intensification is not proposed, the expansion of the non-conforming use into the garage will not result in material damage or prejudice to other property in the vicinity. The neighboring properties have been adjacent to a multi-family use.

Attachments:

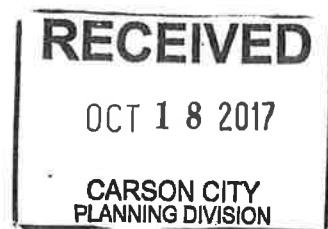
- Letter of Support
- Staff Comments
- Application (SUP-17-136)

From: Joseph Hart <jrz444296@gmail.com>
Sent: Wednesday, October 18, 2017 12:21 PM
To: Planning Department
Subject: File No. SUP-17-136

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Joseph Hart, as a resident at 502 W. Robinson St., CC 89703, I am in favor of approving the issuance of the requested Special Use Permit.

Sent from Mail for Windows 10



Fire Comments for SUP 17-136:

1. Project must comply with the 2012 IFC and Northern NV fire code amendments as adopted by Carson City.
2. The proposed construction creates a mixed use building with 5 apartments and a single family home. This is a change of use to R-2/R-3 occupancy classification.
3. R-2 use requires fire sprinklers and fire alarm.
4. R-2 use requires a Knox box.
5. The proposed connection between the garage and main house creates a new building over 5000 square feet. This would also trigger fire sprinkler requirements for the entire newly created building even if it is only a single family residence R-3.

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



1. Submit revised plans that include the demolition and remodeling plans of the existing dwelling.
2. Provide an existing plan of the garage and storage prior to the remodeling of the garage to convert the upstairs to an apartment.
3. Provide more detailed plans of the purposed remodeling of the existing garage.

b7G

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OCT 09 2017

**CARSON CITY
PLANNING DIVISION**

**Engineering Division
Planning Commission Report
File Number SUP 17-136**

SUBJECT TITLE:

Action: To consider a request for a Special Use Permit from John Block to add apartments over a garage, located at 504 Phillips St, APN 003-243-04.

RECOMMENDATION:

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

DISCUSSION:

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

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing infrastructure is sufficient for this use

C.C.M.C. 18.02.080 (5d) - Public Services

Section 10.02.000 (3a) - Public Services

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

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PLANNING DIVISION

Lena:

SUP-17-136

Health and Human Services has no concerns with the application as submitted.

Let me know if you have any questions.

Dustin

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CARSON CITY
PLANNING DIVISION

SUP-17-136 Parks and Rec

Hope and Lena,

The Parks, Recreation & Open Space Department has the following comment on the above referenced SUP.

1. If the Planning Commission approves the applicant's request for the conversion (change of use) in a portion of an existing garage to an apartment, the apartment will be subject to the collection of Residential Construction Tax compliant with NRS 278.4983 and CCMCC 15.60.050.

(Reference Documents Attached - NRS, CCMCC, and Applicant's Q &A)

Thank you,
Vern & Patti

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

FILE # SUP - 17 - 136

APPLICANT **John E. Block** PHONE # **775-720-7313**

MAILING ADDRESS, CITY, STATE, ZIP
112 N. Curry Street Carson City, NV 89703

EMAIL ADDRESS
jed@stateagent.com

PROPERTY OWNER **Spear and Phillips LLC** PHONE # **775-882-1013**

MAILING ADDRESS, CITY, STATE, ZIP
112 N. Curry Street Carson City, NV 89703

EMAIL ADDRESS
jed@stateagent.com

APPLICANT AGENT/REPRESENTATIVE **Susan Block** PHONE # **775-720-7313**

MAILING ADDRESS, CITY STATE, ZIP
112 N. Curry Street Carson City, NV 89703

EMAIL ADDRESS
jed@stateagent.com

FOR OFFICE USE ONLY:

CCMC 18.02.080

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SEP 26 2017
CARSON CITY
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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) **N/A**

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): **003-243-04** Street Address

504 Phillips Street

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

SF6

Spear

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Converting Space Over garage into a Living area, Keeping the density at 1 unit

PROPERTY OWNER'S AFFIDAVIT

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

Signature

112 N. Curry St. CC NV 89703

Address

September 25, 2017

Date

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

STATE OF NEVADA
COUNTY Carson City

On September 25, 2017, John E. Block, 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, who acknowledged to me that he/she executed the foregoing document.

Notary Public



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

1. Will be consistent with the objectives of the Master Plan elements.
There will be no changes with the master plan.
2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.
The project will not be detrimental to the general neighborhood and will be in keeping to preserve the character and integrity of the neighborhood
3. Will have little or no detrimental effect on vehicular or pedestrian traffic.
There will be no detrimental effect, there will not be any change on vehicular or pedestrian traffic.
4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.
There will be no additional burden on public services or facilities.
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.
This project fits within Title 18.04.190 Residential districts intensity and dimensional standards.
6. Will not be detrimental to the public health, safety, convenience and welfare.
This apartment will not increase any number of units, there will be no increase the number of tenants or need of additional parking.
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
This project is contained in an existing structure and will have no effect on the surrounding neighbors or properties

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.

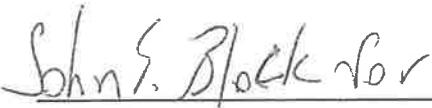
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

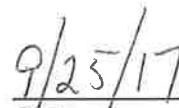
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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.



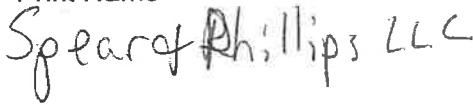
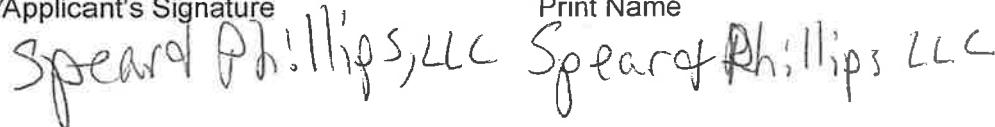
Applicant's Signature



Print Name



Date



Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: 504 Phillips St

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



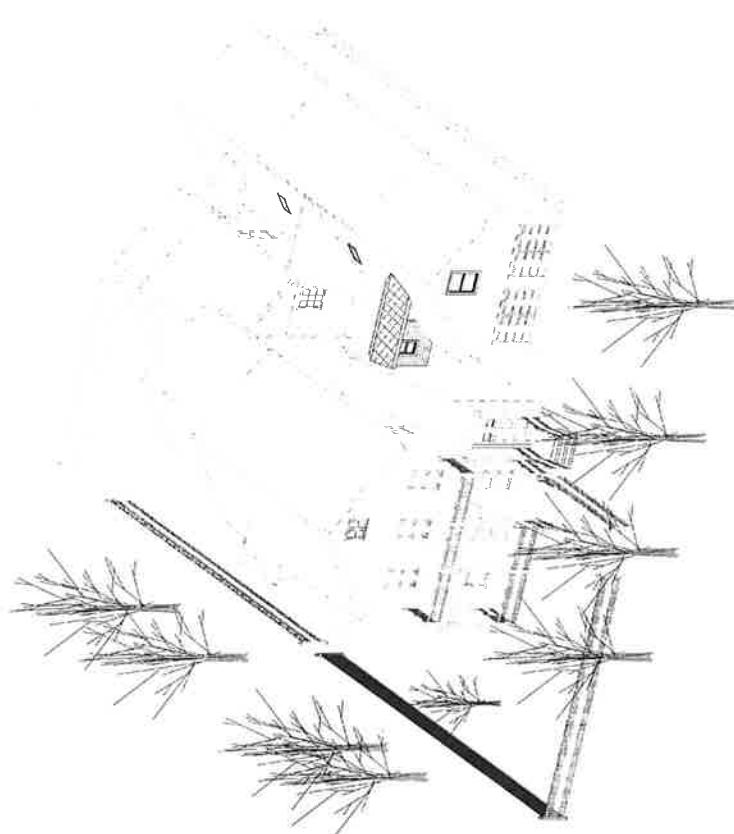
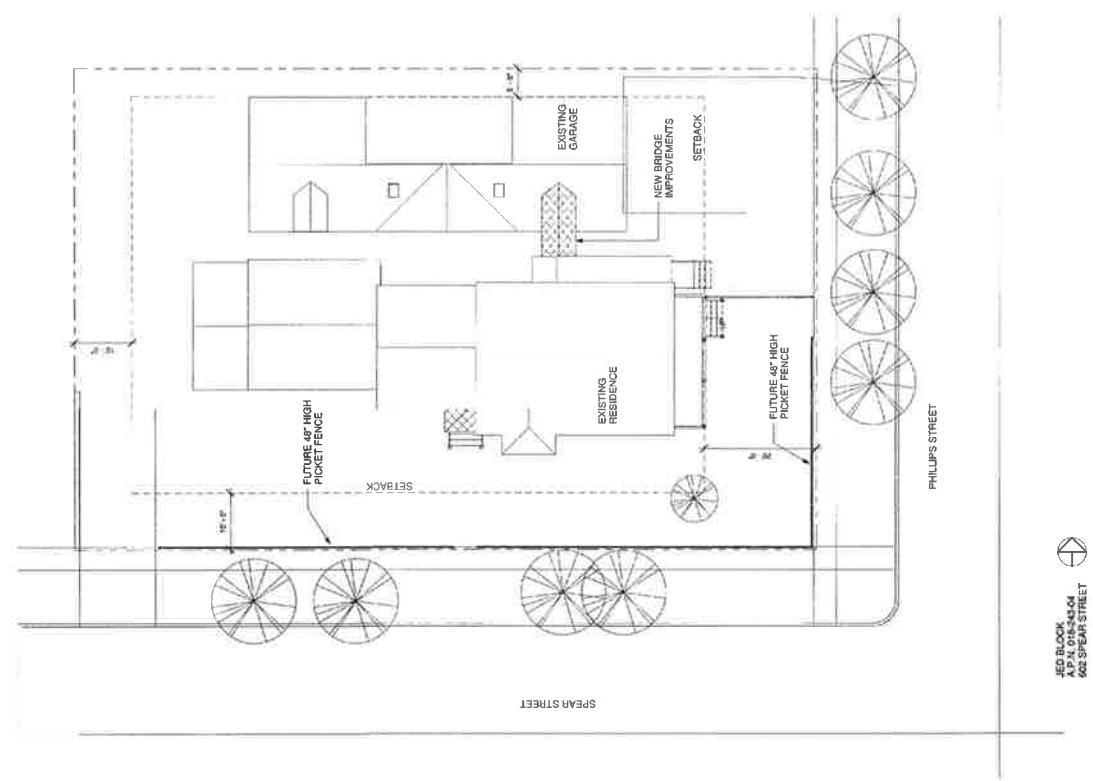
The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

2017-136

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655 A.M. 2017
CARCCY CITY
PLAZA



CODE DATA

COMPLIANCE REQUIRED FOR
2012 IBC, 2012 UMC, 2012 UPC, 2012 ZEGC & 2011 NEC
GIVEN THAT THE 2015 IBC AND 2015 UMC ARE NOT YET IN EFFECT
SITE ELEVATION: 4748
SNOW LOAD: 50 psf

Sheet Number	Sheet Name
14/00	SITE PLAN
14/01	SCHEDULES
14/02	FLOOR PLANS
14/03	ELEVATIONS
14/04	SECTIONS
14/05	SECTIONS

