

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2019

FILE NO: SUP 19-164

AGENDA ITEM: E.5

STAFF CONTACT:: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06.

STAFF SUMMARY: The applicant proposes to build a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in eleven buildings. Site amenities include a swimming pool, a clubhouse, and sports courts. Access is proposed from Little Lane and Jana Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

PROPOSED MOTION: "I move to recommend approval of SUP-19-164 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



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. As part of the building permit application, the applicant shall provide an updated open space exhibit, eliminating the area within the street side setback, and demonstrating compliance with Section 1.18.6 is required to be submitted.
6. All trash and recycling containers on the site shall be screened with trash enclosures meeting the requirements of Section 1.2.6 of the Development Standards.
7. A bike rack shall be installed on site in accordance with Section 1.2.2 of the Development Standards.
8. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.
9. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping.
10. A six foot solid wall or fence shall be installed along the entire southern property line so as to create a buffer between the parking lot and the backyards of the homes to the south.
11. Any existing encumbrances to the parcel will remain in effect, including, but not limited to, the development agreement between the City and the subject parcel described in City Ordinance Number 1999-27, Bill Number 126.
12. On-site sewer and water must be privately owned and maintained.
13. A mass grading permit will not be allowed for this site. Grading must be completed with the overall site improvements. If the site is to be developed in phases, the phasing must be shown in the improvement plans. Phases must be able to meet development standards as they develop.
14. Little Lane is a 2-lane collector roadway with bike lanes. No parking will be allowed on

Little Lane unless the sidewalk is removed and replaced 9 feet further south to provide additional width for parking and additional right-of-way is dedicated.

15. The traffic impact study must be updated to demonstrate that baseline volumes are comparable with volumes from CAMPO's travel demand model and NDOT's TRINA counts, and that the growth assumed matches CAMPO's travel demand model within reasonable limits. If the traffic counts are found to be too low, the traffic impact study must be revised with Transportation Department approved numbers. In the event that a revision is required and an intersection is shown to have a failing level of service, then appropriate mitigation must be incorporated into the off-site improvements with the site improvement permit.
16. Wide cracks in Little Lane must be sealed and the pavement slurry sealed along the project frontage for the south lane.
17. A design-level geotechnical investigation report with detailed information of the subsurface soil conditions and recommendations for design and construction must be submitted with the application for a site improvement permit. This study must give design recommendations for areas with clay and high groundwater, specifically for foundations, streets sections, utilities, passive foundation dewatering, and must address the potential for liquefaction and any required mitigation.
18. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:
 - The site is in a FEMA AO flood zone. The lowest finished floor elevation of all of the structures must be at least 2 feet above the base flood elevation. Also, any fill in the flood zone will need to be offset by an equal volume of cut or a detailed hydraulic analysis must be conducted to prove that there would be no significant impact to upstream or downstream properties. FEMA CLOMR approval will be required prior to approval of a site improvement permit and funds must be provided to process the LOMR. This may result in a decrease in the total number of units if additional space is required for flood volume mitigation.
 - The water lines must have appropriate backflow preventers per NAC 445A.
 - Sidewalk and curb and gutter must be installed along the project frontage on Janas Way, and paving to meet the local street section. This sidewalk must terminate in a pedestrian access ramp and an access ramp must be installed in the sidewalk on the opposite side.
 - A technical drainage study must be submitted which shows a clear 100 year flow path.
 - The retention basin needs to be designed to have the appropriate amount of freeboard over the adjacent storm drain pipe.
 - Dumpsters must be oriented in a way that is easily accessible for trash collection trucks.
20. The applicant will be required to repair and/or re-stripe the existing bike lane on Little Lane, if any damage occurs during site construction activities. Any repairs and/or re-striping will need to be completed to the satisfaction of Development Engineering and Parks, Recreation & Open Space Department.
21. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

22. The applicant will be required to maintain the project's proposed private clubhouse, pool, playground, sport court(s), and any other outdoor recreational amenities in perpetuity.
23. The applicant will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity.
24. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds.
25. Carson City is now a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.120 Neighborhood Business (NB); CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: High Density Residential (HDR)

PRESENT ZONING: Neighborhood Business (NB)

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: Mobile Home 6 / Mobile Homes on Individual Lots
- WEST: Neighborhood Business / Post Office
- NORTH: Multi-Family Apartment / Apartments and Single Family Attached
- SOUTH: Mobile Home 6 / Single Family Homes

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: AO Zone (100 year flood plain)
- EARTHQUAKE FAULT: Zone I (severe)
- FAULT ZONE: Beyond 500 feet
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 6.12 acres
- EXISTING DEVELOPMENT: Vacant
- PROPOSED DEVELOPMENT: 126 unit apartment complex
- PROPOSED PARKING: 252 spaces (2 per unit)

• SETBACKS:

	East	West	North	South
Required	30 feet	0 feet	30 feet	30 feet
Proposed	45 feet	10 feet	45 feet	30 feet

- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

MPR-19-129: 132 unit multi-family apartment

DISCUSSION:

The applicant is proposing a 126 unit apartment complex consisting of ten 12 unit buildings, and one 6 unit building. Site amenities will include a clubhouse with a swimming pool, pickle ball courts, and other outdoor areas. The site will provide 39,220 square feet of open space, including patios / balconies. Access to the site will be from Little Lane and from Janas Way.

Buildings are proposed to be two stories, with balconies. Building materials will be walls utilizing exterior insulation finish system and Hardie Plank Lap Siding, with a Hardie Plank Wood Grain Lap siding accent. The roofing will be architectural grade asphalt shingles.

Per CCMC 18.04.120, multi-family dwellings are a conditional use in the Neighborhood Business zoning district. Therefore, the use may only establish upon approval of a Special Use Permit by the Planning Commission.

PUBLIC COMMENTS: Public notices were mailed to 156 property owners within 600 feet of the subject property. As of the writing of this report, no letters from property owners in the vicinity of the proposed project 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, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: no comments

Fire Department:

1. Project must comply with the currently adopted edition of the International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

1. Any existing encumbrances to the parcel will remain in effect, including, but not limited to, the development agreement between the City and the subject parcel described in City Ordinance Number 1999-27, Bill Number 126.
2. On-site sewer and water must be privately owned and maintained.
3. A mass grading permit will not be allowed for this site. Grading must be completed with the overall site improvements. If the site is to be developed in phases, the phasing must be shown in the improvement plans. Phases must be able to meet development standards as they develop.
4. Little Lane is a 2-lane collector roadway with bike lanes. No parking will be allowed on Little Lane unless the sidewalk is removed and replaced 9 feet further south to provide additional width for parking and additional right-of-way is dedicated.
5. The traffic impact study must be updated to demonstrate that baseline volumes are comparable with volumes from CAMPO's travel demand model and NDOT's TRINA counts, and that the growth assumed matches CAMPO's travel demand model within

reasonable limits. If the traffic counts are found to be too low, the traffic impact study must be revised with Transportation Department approved numbers. In the event that a revision is required and an intersection is shown to have a failing level of service, then appropriate mitigation must be incorporated into the off-site improvements with the site improvement permit.

7. Wide cracks in Little Lane must be sealed and the pavement slurry sealed along the project frontage for the south lane.
8. A design-level geotechnical investigation report with detailed information of the subsurface soil conditions and recommendations for design and construction must be submitted with the application for a site improvement permit. This study must give design recommendations for areas with clay and high groundwater, specifically for foundations, streets sections, utilities, passive foundation dewatering, and must address the potential for liquefaction and any required mitigation.
9. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:
 - The site is in a FEMA AO flood zone. The lowest finished floor elevation of all of the structures must be at least 2 feet above the base flood elevation. Also, any fill in the flood zone will need to be offset by an equal volume of cut or a detailed hydraulic analysis must be conducted to prove that there would be not significant impact to upstream or downstream properties. FEMA CLOMR approval will be required prior to approval of a site improvement permit and funds must be provided to process the LOMR. This may result in a decrease in the total number of units if additional space is required for flood volume mitigation.
 - The water lines must have appropriate backflow preventers per NAC 445A.
 - Sidewalk and curb and gutter must be installed along the project frontage on Janas Way, and paving to meet the local street section. This sidewalk must terminate in a pedestrian access ramp and an access ramp must be installed in the sidewalk on the opposite side.
 - A technical drainage study must be submitted which shows a clear 100 year flow path.
 - The retention basin needs to be designed to have the appropriate amount of freeboard over the adjacent storm drain pipe.
 - Dumpsters must be oriented in a way that is easily accessible for trash collection trucks.

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 and proposed drive isles are sufficient to provide safe access and circulation if conditions are met. The conditions of approval require comparison of traffic counts to other traffic models which may or may not lead to requiring additional mitigation.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The sewer mains on the north and the south side of the project appear to have capacity

to serve the project, however the main to the south should be utilized as much as is practicable as this main currently has lower flows than the main to the north, and there is more vacant land that could be served by the main to the north.

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.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Health and Human Services:

No concerns.

Parks and Recreation Department:

1. The applicant will be required to repair and/or re-stripe the existing bike lane on Little Lane, if any damage occurs during site construction activities. Any repairs and/or re-striping will need to be completed to the satisfaction of Development Engineering and Parks, Recreation & Open Space Department.
2. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).
3. The applicant will be required to maintain the project's proposed private clubhouse, pool, playground, sport court(s), and any other outdoor recreational amenities in perpetuity.
4. The applicant will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity.
5. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.
6. Carson City is now a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The Parks, Recreation & Open Space Department has provided the applicant with a recommended species list

SPECIAL USE PERMIT 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 master plan elements.***

The subject property is designated High Density Residential. This designation is intended to create opportunities for higher-density neighborhoods in an urban and suburban setting. The primary uses are apartments, condominiums, townhomes, fourplexes and duplexes. The proposed use is consistent with this land use designation.

2. ***Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

This use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. Staff finds the site is more appropriate for residential development than non-residential development due to the development of surrounding properties. The property backs up to single family residential uses, and is across the street from residential uses on two sides. By developing the property as a residential use, the occupancy will be similar to that of surrounding uses and the general neighborhood.

Staff notes that a six foot solid fence / wall will be installed along the southern property line to buffer the parking area from the single family homes.

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

Little Lane is a collector roadway. It is anticipated, based on the traffic analysis, that the existing infrastructure and drive aisles are sufficient to provide safe access and circulation. However, staff is recommending that the traffic impact study be updated to demonstrate that baseline volumes are comparable with volumes from CAMPO's travel demand model and NDOT's TRINA counts, and that the growth assumed matches CAMPO's travel demand model within reasonable limits. If traffic counts are found to be too low, the traffic impact study must be revised with Transportation Department approved numbers. If an intersection is shown to have a failing level of service, then appropriate mitigation must be incorporated into the off-site improvements with the site improvement permit.

As proposed to be conditioned, the proposed use will have no detrimental effect on vehicular or pedestrian traffic.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The sewer mains on the north and the south side of the project appear to have capacity to serve the project, however the main to the south should be utilized as much as is practicable as this main currently has lower flows than the main to the north, and there is more vacant land that could be served by the main to the north.

The school district has advised that "for every 100 new homes, we expect about 30 new students. With most of the schools now at capacity, and limited capital funding for new facilities, we are concerned, as we cannot rezone our way out of the problem. We are

doing our utmost to prepare for growth within our means.”

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.*

Multi-family residential development is a conditional use in accordance with CCMC 18.04.120 Neighborhood Business Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Commercial zoning district.

Residential uses proposed in non-residential zoning districts are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The proposed multi-family use is a conditional use allowed with the approval of a Special Use Permit in the Neighborhood Business (NB) zoning district.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.

The proposed application complies with the height limitations, setback requirements, parking requirements, and open space requirements. The project's proposed residential density is approximately 20.5 dwelling units per acre. The Master Plan designation of High Density Residential identifies a range of 8 – 36 dwelling units per acre.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The maximum building height in the Neighborhood Business zoning district is 26 feet. On page 7 of the application, the applicant states that the buildings will measure to the maximum height limit of 26 feet utilizing Carson City's methodology.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

a. In the NB, RC, GO and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.

The subject property is adjacent to residential zoning on the east, north, and south sides. The setbacks comply with the requirements of this provision on each of these sides, utilizing the mid-point of the road as the point of measurement where the adjacent property is across the street.

- b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

Neither Little Lane nor Janas Way are identified in the Transportation Master Plan as an arterial street.

5. Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.

Per Division 2, two parking spaces are required for each dwelling unit. With 126 units proposed, this results in a requirement for 252 on-site parking spaces. The applicant proposes 252 parking spaces, thus the proposed plan is in compliance with this requirement. On street parking is available on Janas Way.

6. Open Space.

- a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.

The applicant has identified a 34,220 square foot of open space throughout the site. Additionally, 5000 square feet of open space is provided in private patio open space. The applicant is required to provide 18,900 square feet of open space, 12,600 square feet of which is designed for recreation. The applicant has allocated 8400 square feet to a club house, a swimming pool, and pickle ball courts, and approximately 14,000 square feet is allocated to walkways.

- b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

With this requirement, a total of 31,500 square feet of open space is required. The applicant has identified a 34,220 square foot of open space throughout the site. Additionally, 5000 square feet of open space is provided in patio open space. Therefore, this requirement is met.

- c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

A small section of open space area 9 shown on page A3 of the plan set appears to be in the street side yard setback. As the applicant has provided excess open space, staff finds that with the deduction of this area, the plan will still be in compliance. The applicant must demonstrate compliance at the time of building permit application.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

The applicant has identified areas for landscaping, but not a detailed landscape plan. A

detailed landscape plan that demonstrates compliance with Development Standards, Division 3, should be submitted with the construction plans. Staff has included this statement in the conditions of approval.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

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

This finding can be met. Neither Little Lane nor Janas Way is a commercial arterial.

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

The subject property is located adjacent to the post office, and nearby non-residential uses that create a mixed use community.

c. The applicant has provided evidence that the site is not a viable location for commercial uses.

d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience and welfare. The use is compatible with other uses in the neighborhood.

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

The proposed project will not result in material damage to other property in the vicinity. Conditions are recommended to ensure that the proposed development will not result in material damage to other property in the vicinity, including the requirement for fencing / wall along the southern property line adjacent to single family homes.

Attachments:

Application (SUP-19-164)

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

FILE # SUP - -

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**

APPLICANT **PHONE #**
Clark RSF Enterprises LLC (858)875-5155

MAILING ADDRESS, CITY, STATE, ZIP Suite 200
3377 Carmel Mountain Road, San Diego, CA 92121

EMAIL ADDRESS
cclark@cwclarkinc.com

PROPERTY OWNER **PHONE #**
Andersen Family Associates

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 1746, Carson City, NV 89702

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Justin Sand (Lumos & Associates) 775-883-7077

MAILING ADDRESS, CITY STATE, ZIP
308 N. Curry St., Suite 200, Carson City, NV 89703

EMAIL ADDRESS
jsand@lumosinc.com

☐ **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: Refer to the 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**
004-015-06

Project's Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
NB Little Lane / Janas Way

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

PROPERTY OWNER'S AFFIDAVIT

I, Meagen Kelley, 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 [Signature] Address 720 Crown CC, NV Date 9/18/19

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

STATE OF NEVADA)
COUNTY Carson City)

On Sept 18th, 2019, Meagen Kelley, 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.

[Signature]
Notary Public

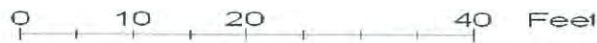

LEHIA HEISS
NOTARY PUBLIC
STATE OF NEVADA
No. 19-2484-5 My Appt. Exp. May 15, 2023

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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

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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.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

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.

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)
 - 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.
 - 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.
 - 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.
 - E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
 - F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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? 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.

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?
 - B. How will your project affect police and fire protection?
 - 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? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - 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).

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.

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.

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.

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

Craig W. Clark

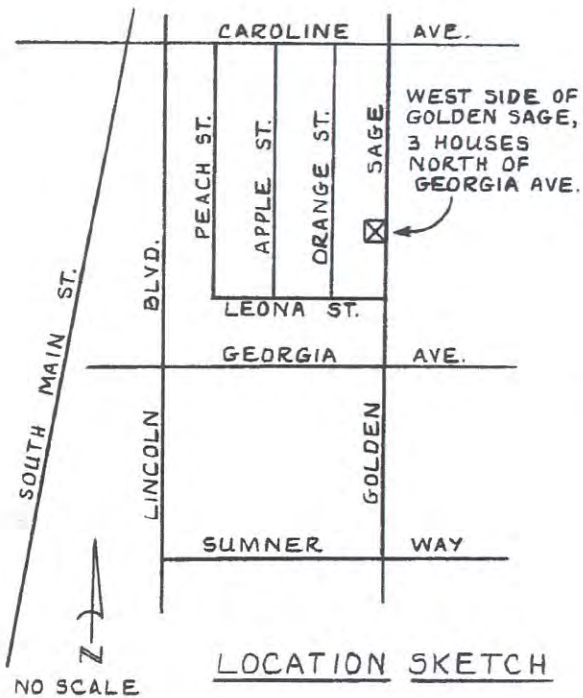
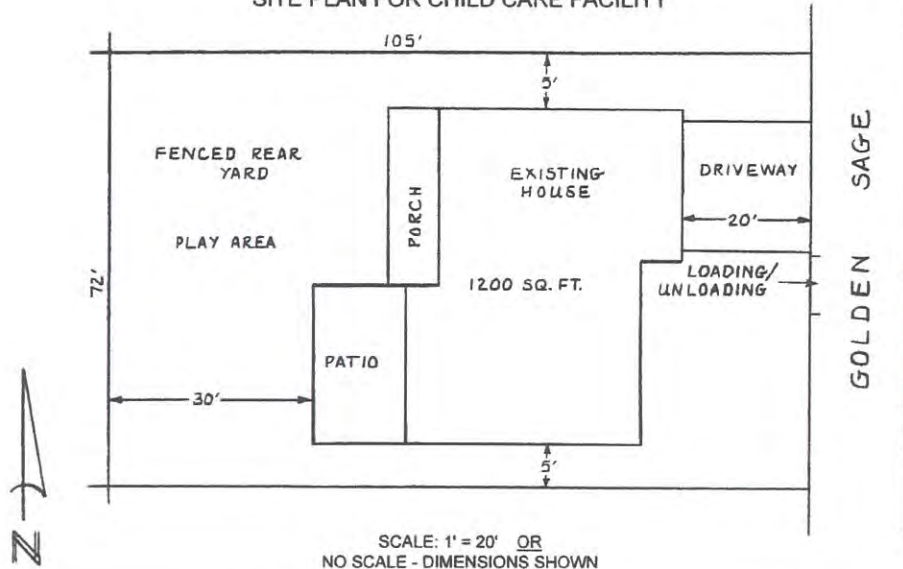
Print Name

9-17-2019

Date

EXAMPLE SPECIAL USE PERMIT/VARIANCE

SITE PLAN FOR CHILD CARE FACILITY



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

MASTER PLAN LAND USE DESIGNATION: Low Density Residential

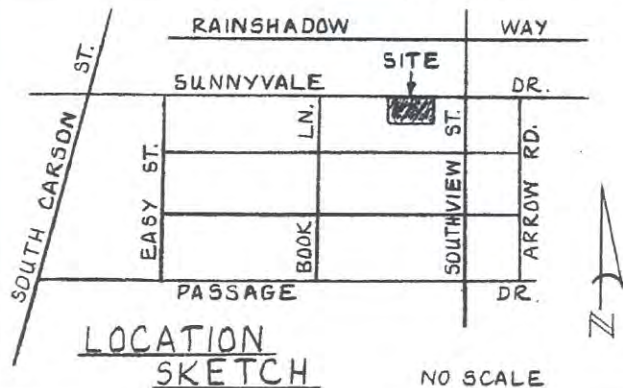
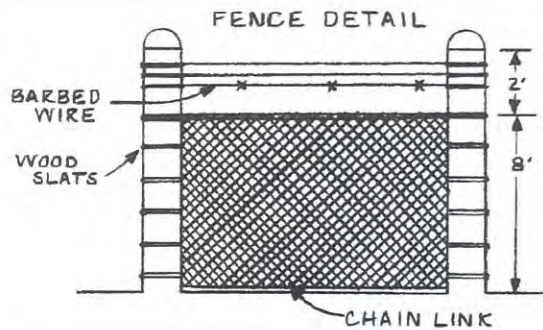
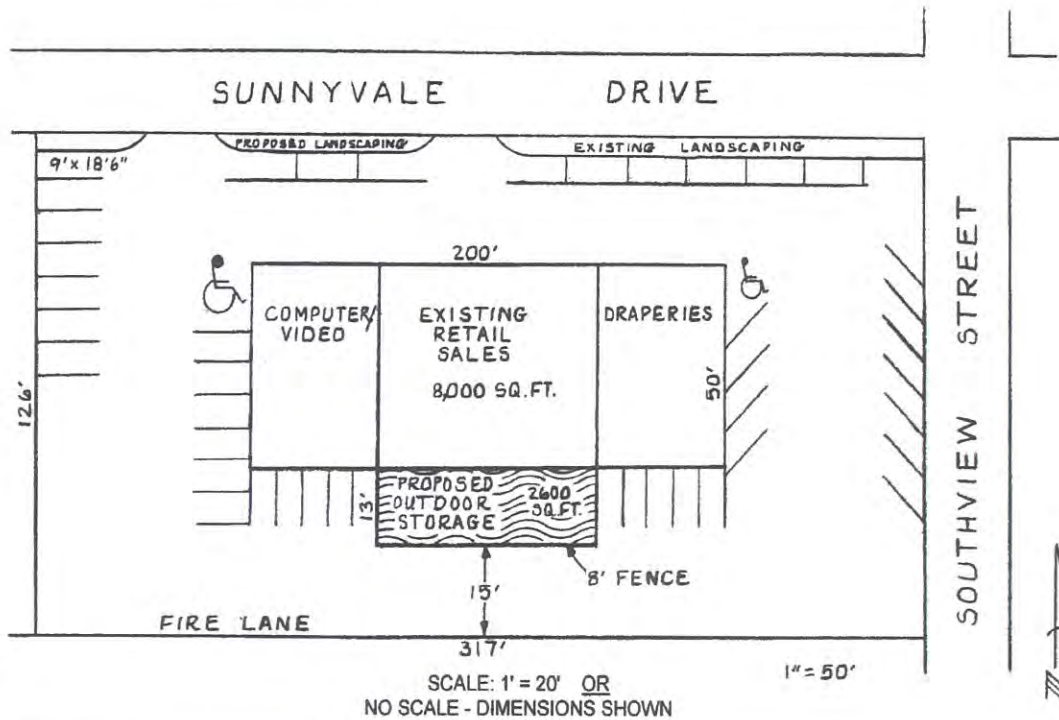
APN: 005-215-25

Site Plan Prepared By John Doe

Handwritten signature

**EXAMPLE
SPECIAL USE PERMIT/VARIANCE**

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 111-1111

APPLICANT: Jane Smith
345 Someplace
Carson City NV 89701
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: _____

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



LITTLE LANE SPECIAL USE PERMIT



Prepared by:



September 19, 2019

LITTLE LANE

SPECIAL USE PERMIT

Prepared for:

Clark RSF Enterprise, LLC

Prepared by:

Rubicon Design Group, LLC

1610 Montclair Avenue, Suite B

Reno, Nevada 89509

(775) 425-4800

and

Lumos & Associates, Inc.

800 E. College Parkway

Carson City, Nevada 89706

(775) 883-7077

September 19, 2019

LITTLE LANE SPECIAL USE PERMIT

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Accompanying Documents

Application Form
Owner/Applicant Affidavits
Proof of Tax Payment
Site Map/Exhibit
Title Report
Architectural Exhibits
Engineering Exhibits
Engineering Reports
Traffic Impact Report

LITTLE LANE SPECIAL USE PERMIT

Introduction

This application includes the following requests:

- A **Special Use Permit** to construct 126 two and three-bedroom apartment units on a 6.13-acre parcel on Little Lane.

Project Location

The project site (AP # 004-015-06) is located on the south side of Little Lane, west of Janas Way. The total site area of 6.13± acres is currently vacant. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

LITTLE LANE SPECIAL USE PERMIT

Existing Conditions

The subject property is currently zoned Neighborhood Business (NB) and is surrounded by a mix of zoning including commercial zoning to the west, multi-family zoning to the north, and single-family zoning to the east and south. The proposed use is allowed in the NB zone, with the approval of a Special Use Permit. Figure 2 (below) depicts the existing zoning in the area.

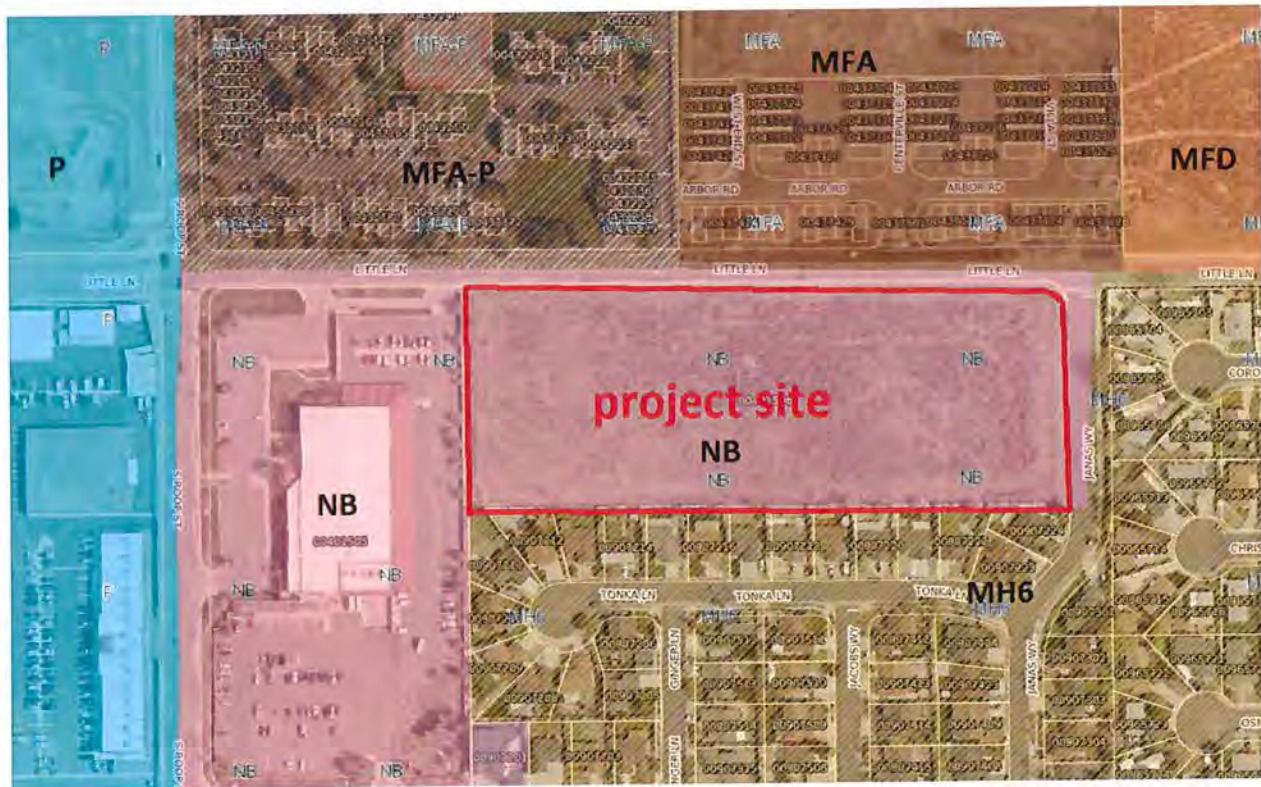


Figure 2 - Zoning

As depicted in Figure 1, the subject property is currently vacant but is surrounded by development. The site is flat and easily accessed from existing public streets. The mix of zoning in the area indicates the site is suitable for a variety of uses. The proposed multi-family development is compatible with both the existing zoning and with the Master Plan.

The site has a Master Plan designation of High Density Residential (HDR) which allows for residential densities of 8-36 dwelling units per acre. The project conforms to this density range. The proposed 126 units equate to a density of 20.55 units per acre.

LITTLE LANE SPECIAL USE PERMIT

Figure 3 shows the existing onsite conditions.



View of property looking south from Little Lane



View of property looking west from Janas Way

Figure 3 Existing Conditions

LITTLE LANE SPECIAL USE PERMIT



View of property looking southeast from Little Lane. Project site is to left with Post Office site to right.



View from property looking northwest toward existing multi-family development.

Figure 3 Existing Conditions (continued)

LITTLE LANE SPECIAL USE PERMIT

Project Design

The applicant intends to build a multi-family complex of 126 units contained in 11 separate buildings plus a clubhouse and amenities. The site allows for safe, logical access, landscaping, open space, and appealing recreational facilities. Each of these items is addressed below.

Development standards have been established by Carson City and are contained within the Title 18 Appendix of the Carson City Municipal Code. Section 1.18 addresses residential development in non-residential districts. Relevant standards from Section 1.18, and other important design elements, are addressed below.

Apartment Units

The project includes a mix of apartment units. There are 84 one-bedroom units and 42 two-bedroom units. This mix has proven popular in the local market. There is no density cap for residential projects in non-residential districts. Density is managed by open space and parking requirements and the project meets the required standards as explained below.

Amenities

The project includes a pool adjacent to a clubhouse that serves the complex. The clubhouse is centrally located and near the main entrance. Residents and guests have the use of the pool/recreation area and the clubhouse facilities. Adjacent to the pool are sports courts, and a child play area. An additional child play area is included near the center of the site to the south.

Architecture

Exhibit 5 contains preliminary architectural drawings. The building mass and style are designed to be compatible with the area and to be sensitive to neighboring properties. From the elevation drawings, it can be seen that the project includes contemporary architecture with detailed buildings and appropriate color schemes. Each façade includes a mix of building materials to provide visual interest and architectural detail.

Setbacks

The project conforms to or exceeds the required setbacks. At the southern property edge, where the project is adjacent to existing single-family homes, the buildings are well separated from neighboring property by a fenced landscaped edge, parking area, and a drive aisle. Buildings are also oriented primarily away from these single-family homes with apartment entrances on the east and west sides rather than the south side facing the houses.

Section 18.04.195 of the Carson City Code establishes setbacks of zero in the NB zone however this is modified by Appendix Section 1.18 for properties adjacent to single-family residential zones. In this case, the project's buildings are required to be 30' from the center line of the Janas Way ROW and 30' from

LITTLE LANE SPECIAL USE PERMIT

the south property line. This is based on a 20' setback for residentially-adjacent frontages plus 10' due to the buildings having a second story.

The buildings along the eastern frontage are a minimum of 40' from the Janas Way centerline. Buildings along the south property edge are a minimum of 30' from the property line. This setback distance is exhibited only at the southwest corner. All other buildings are further from the south property line.

Open Space

The project provides more open space than is required. Carson City Code requires 150 square feet of common open space per apartment unit and an additional 100 square feet of either public or private open space per unit. The open space calculations for the project are therefore:

Required Common Open Space = 150 SF per Unit x 126 units = 18,900 square feet
Required Public or Private Open Space = 100 SF per Unit x 126 units = 12,600 square feet
Total Open Space Required = 31,500 SF
Total Open Space Provided = 39,220 SF
Surplus Open Space Area = 7,720 SF

Parking

The project provides off-street parking in conformance with Carson City standards. The 126 apartment units produce a parking requirement of 252 spaces (Section 1.18 requires 2 spaces per unit). The project proposes to provide 252 parking spaces. This parking is distributed around the site as much as possible to minimize visual impacts from parking lots.

Traffic

A traffic impact analysis is included with this application. Currently, nearby intersections operate at service levels A, B, and C. With the project, these nearby intersections will continue to operate at levels A, B, and C. Note that Carson City's service level target is Level D so these intersections will remain above target with this project. It is estimated the project will produce an average of 59 AM peak hour trips and 72 PM peak hour trips.

Access

Access to the site is easy and logical. The main project entry is from Little Lane, via a new driveway to be constructed with the project. Vehicle speeds and traffic volumes are sufficiently low on Little Lane to allow for safe access. An additional project driveway is provided on Janas Way. This driveway allows for an additional driving connection to Little Lane.

LITTLE LANE SPECIAL USE PERMIT

Landscaping

Title 18 Appendix Section 3.5 establishes that an area equal to 20% of the impervious surface onsite must be landscaped. Given the amenities and open areas, the site easily meets this requirement. Please see the attached landscape/site plan for a complete calculation of landscape area. As a gross summary, the 6.13-acre project includes 60,379 square feet of landscaping, or 21% of the total site.

Building Height

The buildings are 2 stories with peaked roofs, parapets, external stairways, decks, and articulated facades. Per the Carson City Code, the building height measures to the allowed height limit within the NB zone of 26'.

Utilities

Complete engineering plans are included with this application. The project site is an infill area surrounded by existing utility service. There are no topographic or access obstacles to providing utility service at the site. Sewer service will connect to an existing City-owned line located in Little Lane.

Area Topography

The project area is within FEMA zones AO and A. This condition is consistent across much of central Carson City. The project engineer is familiar with local Carson City conditions and has prepared a grading plan that provides both stormwater management and floodwater protection. Please see the included engineering plans for complete details on project grading and finish floor elevations.

Schools

As an infill project, the site is already within school service areas. Students living at the site will attend: Bordewich/Bray Elementary School, Carson Middle School, and Carson High School.

Figure 4 contains the preliminary site plan for the project. A full size (24" x 36") copy of this plan is also included in the attached map pocket.

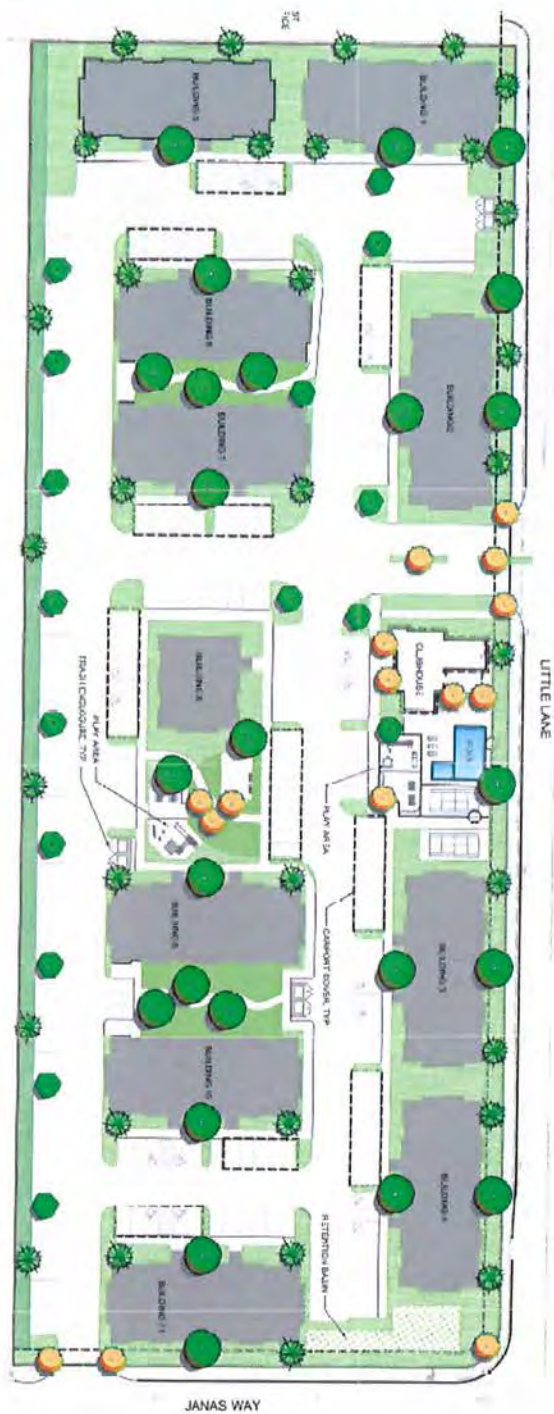


Figure 4 – Preliminary Site Plan

LITTLE LANE SPECIAL USE PERMIT

Figure 5 contains the preliminary building elevations. A full size (24" x 36") copy of this plan is also included in the attached map pocket.



North elevation



South elevation



West elevation



East elevation

Figure 5 – Preliminary Building Elevations

LITTLE LANE SPECIAL USE PERMIT

SUP Findings

Carson City Municipal Code Section 18.02.080(5) FINDINGS, establishes legal findings that must be made to approve a Special Use Permit. These findings are listed below *in italics*, followed by a response.

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

Response: Master Plan policy analysis is provided in the section immediately following these SUP Findings. This project promotes many of the objectives of the Master Plan, including: infill development; an improved variety of housing options; housing affordability; and locating of housing close to existing services and employment areas.

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.

Response: The project is comparable to surrounding development, including an existing multi-family site to the north, across Little Lane. The project therefore preserves the local character by including a land use that is already present in the area and has been found to be compatible. The project meets or exceeds all setback, building mass, and density regulations.

The project includes generous landscaping area, well in excess of the base requirement. The outdoor recreation areas will be a healthy amenity for residents and will be visually appealing to the neighborhood. Site lighting will be the minimum consistent with public safety and pedestrian movement.

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

Response: A traffic impact analysis was completed as part of this application and is included here. Nearby intersections operate at service levels A, B, and C. With the project, these nearby intersections will continue to operate at levels A, B, and C. Note that Carson City's service level target is Level D so these intersections will remain above target with this project. It is estimated the project will produce an average of 59 AM peak hour trips and 72 PM peak hour trips.

In short, the project site is too small to have a substantial impact on area 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.

Response: As an infill site, the project does not expand the service boundary for area providers such as police and fire departments. The site is surrounded by development and is therefore already being served by

LITTLE LANE SPECIAL USE PERMIT

these departments.

The project team is familiar with local infrastructure conditions and has not identified any service deficiencies in the area. Water and sewer service are available adjacent to the site and can be extended to the new project. The project team is continuing to work with Carson City Engineering to ensure the project conforms to local standards.

No new road construction is required with this project.

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.

Response: The project team has reviewed the Carson City Municipal Code, including: Title 18 Appendix Section 1.18 Residential Development in Non-Residential Districts; and Section 18.04.195 Non-Residential Districts Intensity and Dimensional Standards. The project conforms to the standards outlined in these sections as detailed in this report.

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

Response: The project will be an attractive apartment development in an area of mixed uses, including other apartments. This type of use is therefore already present in the area and has not been found to be detrimental. The contemporary appearance of the buildings combined with the appealing outdoor amenities and landscaping will be an enhancement to the area.

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

Response: The project will not result in damage to other properties. The buildings conform to required setbacks, including increased distances from existing residential areas. Generous site landscaping will ensure an attractive site. Traffic impacts are adequately managed by the existing road network.

Master Plan Policy Checklist - Special Use Permit Application

Consistent with Carson City Special Use Permit application requirements, this section is taken directly from Carson City documents and forms part of the application process. Responses to the checklist questions are included in this section and are printed in **bold type**.

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. A check mark indicates that the proposed amendment meets the applicable Master Plan policy.

LITTLE LANE SPECIAL USE PERMIT

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.

- ✓ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

This project meets the provisions of the Growth Management Ordinance by locating housing in an area that is adjacent to existing roadways and services. The project is an infill development and serves to better maximize the use of Carson City's infrastructure. Infill residential is encouraged within the Master Plan. The project has convenient access to all community services and major roadways.

Encourage the use of sustainable building materials and construction techniques to promote water and energy conservation (1.1e and f)?

The project will include modern insulation materials, window frames and sidings that reduce energy use. Landscaping will be designed to minimize water use. Exact specifications of materials will be further defined as building plans are submitted to Carson City.

Located in a priority infill development area (1.2a)?

The project site is not in a priority infill area but it is an infill project.

Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

The project is too small to affect regional pathways.

Protect existing site features including mature trees and other character-defining features (1.4c)?

There are no mature trees on the property. The site is flat and bordered by development.

At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access, and amenities (1.5a)?

The site is not located along a county boundary.

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)?

The site is not within an identified mixed-use area. However, the area exhibits a mix of zoning and is close to existing retail and professional development.

LITTLE LANE SPECIAL USE PERMIT

- ✓ Meet adopted standards for transitions between non-residential and residential zoning districts (2.1d)?

The project provides an effective transition between non-residential zoning and single-family zoning.

Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

There are no environmentally sensitive areas on the site.

- ✓ Site outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures (3.3d, e)?

The site will be designed using mitigation measures defined by Carson City Code, comparable to other new development in the area.

- ✓ 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)?

The site is already served by all utilities and city services. No decrease in service is to be expected.

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

The site is not within a Specific Plan Area.

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 park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

The project will provide recreational amenities on site. This includes outdoor play areas and a clubhouse.

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

The site is too small to affect overall public open space and has no impact on the River Master Plan.

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

LITTLE LANE SPECIAL USE PERMIT

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:

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

This project directly promotes this policy by adding additional housing close to existing employment centers.

Encourage the development of regional retail centers (5.2a)

This project does not include any retail but it does support existing retail operations by locating potential customers close to businesses.

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

By adding potential customers close to existing businesses, this project could be seen as encouraging local retail.

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

There is little ability for this application to either negatively or positively affect heritage tourism activities.

Promote revitalization of the Downtown core (5.6a)?

By locating this project within the existing City boundary it could be argued that it encourages greater use of nearby retail, including downtown businesses. However, it will have little direct impact on specific revitalization efforts.

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

This project seeks to add additional housing close to downtown.

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:

- ✓ Use durable, long-lasting building materials (6.1a)?

LITTLE LANE SPECIAL USE PERMIT

The project appearance will be commensurate with the surrounding area and will utilize durable materials that are suitable for the northern Nevada climate.

✓ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The included building elevation exhibits show that the project will provide contemporary new buildings with articulation, private balconies, and natural colors.

✓ Promote 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)?

The included elevation exhibits show that the proposed buildings are articulated and provide visual appeal. Pedestrian pathways and entrances will be obvious and well-marked. Generous open space and site landscaping will allow for an attractive site.

✓ 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)?

The project will be complementary to surrounding development in terms of height, setbacks, and use and will therefore be directly compatible. The project conforms to the setback requirements for projects adjacent to residential areas. Please see the attached application report for complete details.

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)?

The project is not in a mixed-use activity center.

If located Downtown:

o Integrate an appropriate mix and density of uses (8.1a, e)?

The project is not within the identified Downtown Core.

o Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

The project is not located downtown.

o Incorporate appropriate public spaces, plazas and other amenities (8.1d)?

The project is not located downtown however it does include amenities.

LITTLE LANE SPECIAL USE PERMIT

- ✓ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

The project is consistent with development in the area, both on the project site and on adjoining property. The project is comparable to existing multi-family development in the area.

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 project is located along existing streets and is close to major arterials. The site is therefore suitable for accessing public transit and for pedestrian travel.

- ✓ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The project is accessed by the existing roadway network and provides development close to major arterial roadways.

Provide 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)?

The project is too small to impact local trails or pathways.



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 004-015-06

Property Location: [LITTLE LN / JANAS WY](#)
Billed to: [ANDERSEN FAMILY ASSOCIATES](#)
P O BOX 1746
CARSON CITY, NV 89702-0000

Tax Year: [2019-20](#)
Roll #: [000533](#)
District: [2.4](#)
Tax Service:
Land Use Code: [140](#)

[Code Table](#)

Outstanding Taxes:

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

No Prior Year Taxes

Current Year

08/19/19	701.97	28.08	730.05	.00	730.05
10/07/19	698.00		698.00	.00	1,428.05
01/06/20	698.00		698.00	.00	2,126.05
03/02/20	698.00		698.00	.00	2,824.05

Totals:	2,795.97	28.08	2,824.05	.00	
----------------	-----------------	--------------	-----------------	------------	--

[History](#)

Additional Information

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount	12,482.80	11,209.77	5,024.41	3,738.75	3,743.73



Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

September 17, 2019

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Subject: Little Lane Apartments Special Use Permit
Sanitary Sewer System Impact Letter

Introduction

The proposed Little Lane Apartments are located on 6.13 acres on Little Lane and Janas Way (APN 004-015-06). The apartments will consist of 125 units, a clubhouse, and a pool. This letter provides a preliminary analysis of the impact of this proposed project on the existing sanitary sewer system.

Current Capacity

The project will connect to the Carson City sewer system **at a 15" main in Little Lane that flows west to east**. Based on information obtained from the Carson City Public Works sewer model, the existing interceptor has the following characteristics.

- **Diameter: 15"**
- Max flow: 0.398 MGD
- Depth of flow d/D: 30%
- Slope: 0.00291 ft/ft

Proposed Sewer Generation

The Carson City Municipal Code Section 15.3.2.a states the following requirements

- Flow generation
 - Average Daily Flow: 150 gallons per capita per day (gpcd)
 - Peak Design Flow: 300 gpcd
 - 60 capita per acre
 - 368 capita for project
- Maximum Flow Depth d/D: **50% for main diameters of 15" and less**

Based on these criteria, which we believe to be conservative, the proposed development will result in an additional 110,400 gallons per day (gpd) peak flow of wastewater. Attachment A shows the calculations for the additional flow, resulting in a flow depth of 4.85 inches, or 32% d/D. This meets the maximum allowable 50% d/D.

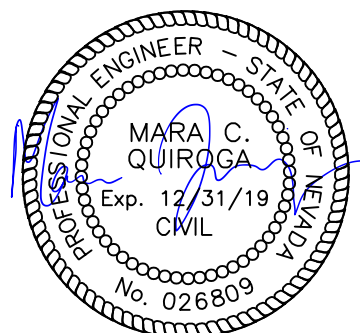
Conclusion

The preliminary analysis indicates the existing interceptor has the capacity to accommodate the proposed project without exceeding maximum flow depth.

If you have any questions, please do not hesitate to contact me at 775.883.7077.

Sincerely,

Mara Quiroga, P.E.
Staff Engineer



Attachment A

Proposed Interceptor Flow

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.00291 ft/ft
Diameter	15.0 in
Discharge	508,400.00 gpd
Results	
Normal Depth	4.85 in
Flow Area	0.3 ft ²
Wetted Perimeter	1.5 ft
Hydraulic Radius	2.72 in
Top Width	1.17 ft
Critical Depth	4.17 in
Percent Full	32.3 %
Critical Slope	0.00521 ft/ft
Velocity	2.29 ft/s
Velocity Head	0.08 ft
Specific Energy	0.49 ft
Froude Number	0.746
Maximum Discharge	2,422,593.59 gpd
Discharge Full	2,252,096.66 gpd
Slope Full	0.00015 ft/ft
Flow Type	Subcritical



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

MEMORANDUM

To: Mara Quiroga, P.E., Lumos and Associates

From: Tom Grundy, P.E., Water Operations Supervisor *TG*

Subject: Little Lane Apartments, APN 004-015-06
Water System Impact Memo

Date: September 12, 2019

I have reviewed the "Little Lane - Schematic Site Plan" dated 9/10/19 by Novak Architecture showing a 125 unit apartment complex with clubhouse and pool proposed to be located on APN 004-015-06.

Based on the information provided, I believe the Carson City Municipal Water System can meet the domestic and irrigation demands of the proposed project.

Regarding fire flows, the required fire flow for the project was not provided. The Carson City Water model indicates the available fire flow in the area is in excess of 2,000 gpm.



Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

September 17, 2019

Subject: Little Lane Apartments, APN 004-015-06
Fire Flow Calculations to accompany Water System Impact Memo

Construction Information

10 apartment buildings – 12,880 SF each (Type V-B)
1 apartment building – 6,400 SF (Type V-B)
Clubhouse – 2,100 SF (Type V-B)
Sprinklered

2018 International Fire Code

Table B105.1(2)

Type V-B and 12,880 SF → 3,000 gpm for 3 hours

Table B105.2

25% of flow value from Table B105.1(2), minimum 1,500 gpm

25% of 3,000 gpm = 750 gpm → use 1,500 gpm

The required fire flow is 1,500 gpm at 3 hours.

If you have any questions, please do not hesitate to contact me at 775.883.7077.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mara Quiroga', with a stylized flourish at the end.

Mara Quiroga, P.E.
Staff Engineer

DRAINAGE STUDY

for

Little Lane Apartments
Carson City, Nevada
(APN: 004-015-06)

Prepared For:

Clark RSF Enterprises, LLC
3377 Carmel Mountain Road, Suite 200
San Diego, CA 92121

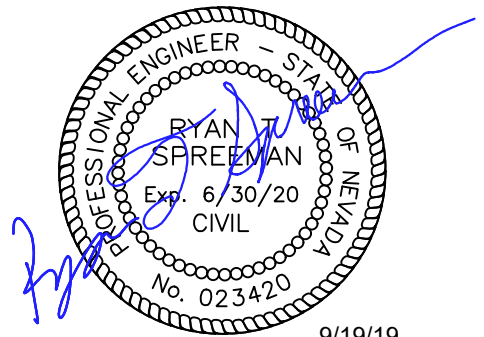
Prepared By:



Lumos and Associates, Inc.
308 N. Curry Street, Suite 200
Carson City, NV 89703

JN: 9801.000

September 2019



9/19/19

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B. Existing Site Conditions	2
C. General Location Map	2
II. EXISTING AND PROPOSED HYDROLOGY	3
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B. Design Storm and 100 year, 24-hr Flow Calculations	3
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I. INTRODUCTION

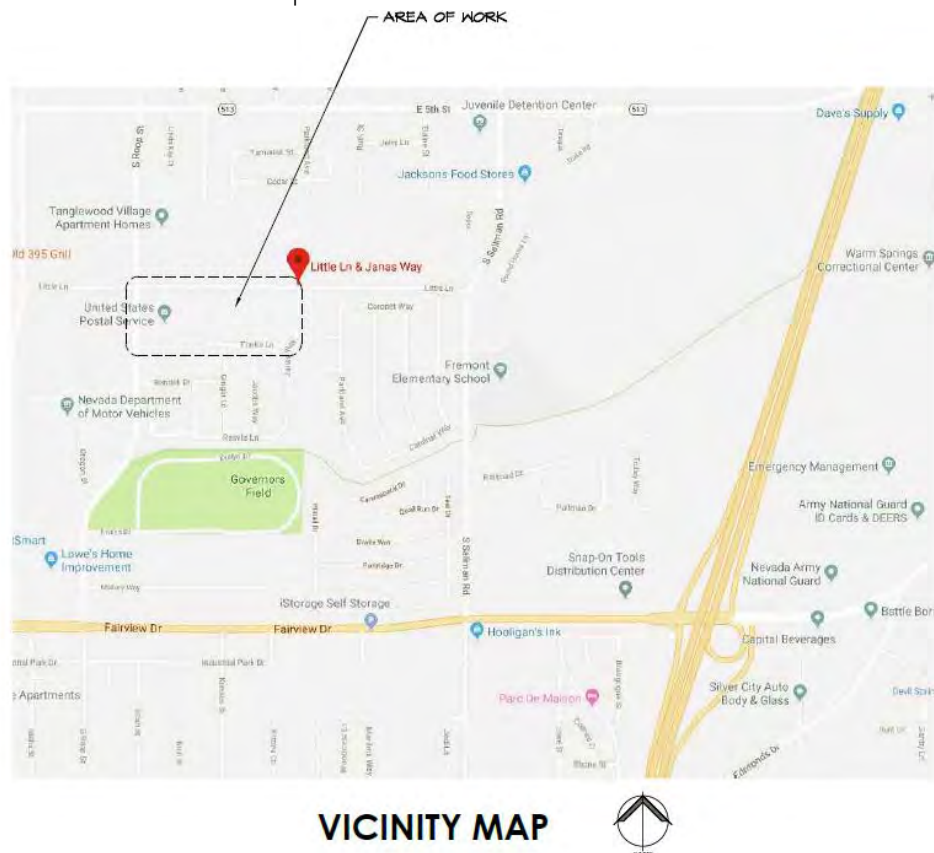
A. Description of Project

This conceptual drainage report identifies the existing and conceptually proposed site conditions, and the potential drainage improvements for the 6.13-acre parcel (APN 004-015-06) located in Section 20, Township 15N, Range 20E of the Mount Diablo Meridian. The existing parcel is proposed to be developed with multifamily housing consisting of 125 units, parking, and associated civil and drainage infrastructure. This study has been conducted in accordance with Division 14 of the Carson City Municipal Code.

B. Existing Site Conditions

The existing site is currently undeveloped and overgrown with brush and weeds. The property is bordered by Little Lane to the north, Janas Way to the east, developed residential lots to the south, and the US Post Office to the west. The existing site has slopes ranging from 0% to 1% and generally slopes from the northwest to the southeast. Off-site runoff entering the site and on-site stormwater generated from the site collect along the fill slope along the southern side of the property and within the existing drainage ditch adjacent to Janas Way. Offsite runoff will be discussed in subsequent sections of this report.

C. General Location Map



VICINITY MAP

II. EXISTING AND PROPOSED HYDROLOGY

A. Drainage Basin Boundaries

For the purposes of the conceptual study, the project site is modeled using a single drainage subbasin with an approximate area of 6.1 acres used to determine the peak runoff for the existing and proposed site conditions. Offsite runoff breaches the project site from the north side of Little Lane and from the southeast corner of the project site. Because these offsite flows are caused by overflow from the municipal storm drain pipes and inlets in Carson City right-of-way during large storm events, an offsite drainage boundary cannot be determined. A drainage plan is provided in Appendix A.

B. Design Storm and 100 year, 24-hr Flow Calculations

Analysis of the subject property was performed using the Rational Method. A rational coefficient of 0.30 is used for all unimproved and landscaped areas. The rational coefficient for impervious surfaces and building improvements was assumed to be 0.90. The storm intensity was selected from the NOAA Atlas 14 Volume 8, which requires determining the time of concentration for each area. Time of Concentration, T_c , was determined using the TR-55 T_c Worksheet. Since the calculated time of concentration was less than 10 minutes for the existing and proposed subbasins, 10 minutes was used for all calculations. Volumes were estimated based on a triangular hydrograph with the peak flow occurring at a duration equal to the time of concentration and a receding limb factor equal to 1.67. The calculations and hydrographs can be found in Appendix C. Peak runoff flowrates and volumes for the proposed and existing site are provided in Table 1 and Table 2 below:

Table 1: Existing Runoff Flowrates and Volumes

Subbasin	5 year, 24-hr		100 year, 24-hr	
	Q (cfs)	V (ft ³)	Q (cfs)	V (ft ³)
On-site Existing	2.72	2,177	6.57	5,265

Table 2: Proposed Runoff Flowrates and Volumes

Subbasin	5 year, 24-hr		100 year, 24-hr	
	Q (cfs)	V (ft ³)	Q (cfs)	V (ft ³)
On-site Proposed	6.80	5,443	16.43	13,163

C. Existing Drainage Problems

A "Report of Findings and Recommendations" written to Epic Management Group regarding the Anderson Properties on Little Lane (APN 004-021-14 & APN 004-015-06) prepared by RCI in October of 2018 described several existing drainage problems on the existing site. The report concluded that there are two main sources that contribute to flooding on the project site. The first source of flooding is the drop inlet located on the north side of Little Lane near the driveway to the Tangle Wood Apartments. The report

describes this drop inlet to be lacking the capacity needed to capture contributing **surface flows, or the 15" storm drain does not have ample capacity to convey large storm events.** Excess stormwater from this drop inlet flows across Little Lane, overtops the curb and flows onto the project site. The second source of flooding on the project site is the existing drainage ditch that runs adjacent to Janas Way. Backwater from the **27" outlet pipe within the ditch flows onto the project site.**

D. Onsite and Downstream Drainage

The outfall for the existing and proposed site is the existing 27" diameter RCP within the existing roadside ditch at the southeast corner of the property. Per Carson City Development Standards, detention should be sized to limit runoff to that of the pre-developed condition for the 5-year storm event. A retention basin will be designed for this project to retain and infiltrate all onsite runoff generated by the 5-year storm event. An overflow spillway will discharge larger storms into the existing roadside ditch. An orifice pipe or controlled outlet will be sized to slow the release of events greater than the 5-year storm.

E. Floodplain

Based on FEMA FIRM panel 92G (December 22, 2006, Map Number 3200010092G), a portion of the property is located within **"Zone AO" (depth 2 feet) representing** a special flood hazard area. Carson City regulations require all proposed residential structures have the lowest floor elevated above the highest adjacent grade to a height two (2) feet above the depth number specified in feet on the FIRM. Other surrounding jurisdictions and federal regulations require residential structures be elevated only 1 foot above the depth number specified on the FIRM. The remaining portion of the site is located in **Shaded "Zone X"**, marking an area determined to be outside the 100- and 500-year floodplains, but with a 0.2% annual chance of flooding. The proposed development of this site will comply with FEMA regulations upon final design. A copy of the FIRM panel is provided in Appendix D.

III. PROPOSED DRAINAGE FACILITIES

A. Routing of Flow in and/or around Site and Proposed Facilities

Stormwater from the developed site will be collected in a series of valley gutters in the center of the on-site roadways. Buildings on the project site will be elevated so that stormwater runoff from the landscaping and the roadways will be collected in the valley gutters. The valley gutters will convey stormwater to the proposed retention basin on the east side of the property via surface flow due to the shallow elevation of existing outlet pipe.

B. Mitigation Measures

On-site retention is sized to reduce the amount of stormwater that impacts the existing **27" outfall on the southeast corner of the property up to the 5-year** storm event. Greater impacts to the aforementioned outfall and the drop inlet north of the project site during larger storm events, such as the 100-year event, stem from off-site and would need to be mitigated by Carson City.

C. Floodplain Modification

Floor elevations for the proposed development will be elevated as required by local and federal regulations. The **"Report of Findings and Recommendations"** written by RCI in October 2018 references a conversation with Carson City in 2014 in which it was stated that the development does not require a FEMA map change provided that imported fill is balanced by an equal amount of excavation. Please see Section II Part B of this report for a discussion of finish floor elevations.

D. Exhibit

A drainage plan showing the proposed improvements and drainage features is included in Appendix A.

IV. CONCLUSION

The proposed 125 unit multifamily housing development will be designed in accordance with Carson City Municipal Code and Carson City Development Standards. The project will not have a detrimental effect on surrounding properties in terms of storm water. It is recommended that Carson City considers mitigating existing offsite stormwater facilities to reduce the flood risk and drainage impact to the project site as well as adjacent properties.

APPENDIX A – DRAINAGE PLAN

\\lumosengineering.net\Shared\APro\9801.000 - Little Lane Apartments\Civil\Hydrology\9801.000 HYDRO.dwg\DRAINAGE.dwg
09/18/2019 05:33 pm nreeman



308 N. CURRY ST., STE. 200
CARSON CITY, NV 89703
TEL: 775.883.7077
WWW.LUMOSINC.COM

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CLARK RSF ENTERPRISES, LLC
LITTLE LANE APARTMENTS
SPECIAL USE PERMIT
CONCEPTUAL DRAINAGE STUDY
CARSON CITY
NEVADA

REV	DATE	DESCRIPTION	BY

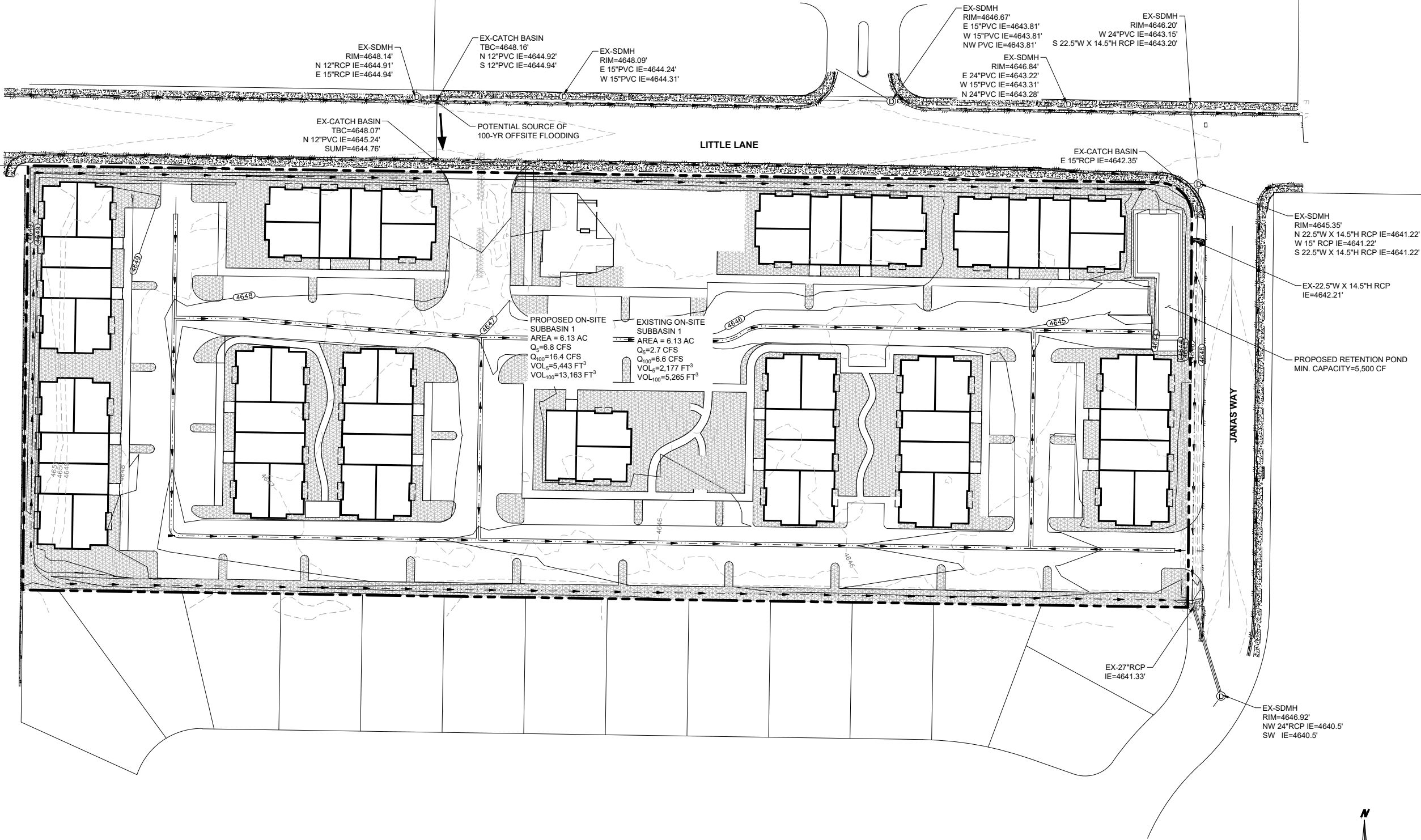
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

FIG. 1

DRAWN BY: RTS
DESIGNED BY: RTS
CHECKED BY: JS
JOB NO.: 9801.000

LEGEND

- EX SD PROPOSED SD LINE
- PROPOSED AND EX FLOW PATH
- LANDSCAPE/PERVIOUS AREA
- EX CONTOUR
- PROPOSED CONTOUR



APPENDIX B — NOAA FREQUENCY ESTIMATES



NOAA Atlas 14, Volume 1, Version 5
Location name: Carson City, Nevada, USA*
Latitude: 39.1569°, Longitude: -119.7584°
Elevation: 4649.83 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.095 (0.082-0.113)	0.119 (0.103-0.141)	0.159 (0.136-0.188)	0.197 (0.168-0.234)	0.260 (0.214-0.309)	0.317 (0.253-0.379)	0.386 (0.298-0.466)	0.468 (0.347-0.574)	0.599 (0.418-0.749)	0.716 (0.476-0.913)
10-min	0.145 (0.125-0.171)	0.181 (0.156-0.214)	0.242 (0.207-0.287)	0.300 (0.255-0.356)	0.396 (0.326-0.470)	0.483 (0.386-0.577)	0.588 (0.454-0.709)	0.713 (0.528-0.874)	0.911 (0.637-1.14)	1.09 (0.725-1.39)
15-min	0.180 (0.155-0.213)	0.225 (0.194-0.266)	0.300 (0.257-0.356)	0.372 (0.316-0.441)	0.491 (0.404-0.582)	0.599 (0.478-0.716)	0.729 (0.563-0.879)	0.884 (0.655-1.08)	1.13 (0.789-1.41)	1.35 (0.899-1.72)
30-min	0.243 (0.209-0.287)	0.302 (0.262-0.358)	0.404 (0.346-0.479)	0.501 (0.426-0.594)	0.661 (0.544-0.784)	0.807 (0.644-0.964)	0.982 (0.758-1.18)	1.19 (0.882-1.46)	1.52 (1.06-1.91)	1.82 (1.21-2.32)
60-min	0.301 (0.259-0.355)	0.374 (0.324-0.443)	0.500 (0.429-0.593)	0.620 (0.528-0.735)	0.818 (0.674-0.971)	0.998 (0.798-1.19)	1.22 (0.938-1.47)	1.47 (1.09-1.81)	1.88 (1.32-2.36)	2.25 (1.50-2.87)
2-hr	0.408 (0.363-0.467)	0.506 (0.450-0.579)	0.645 (0.569-0.737)	0.768 (0.671-0.877)	0.955 (0.811-1.10)	1.12 (0.932-1.30)	1.31 (1.06-1.54)	1.54 (1.20-1.83)	1.93 (1.44-2.38)	2.29 (1.65-2.90)
3-hr	0.488 (0.437-0.549)	0.607 (0.547-0.686)	0.763 (0.681-0.860)	0.889 (0.787-1.00)	1.07 (0.931-1.21)	1.22 (1.05-1.40)	1.40 (1.17-1.61)	1.62 (1.32-1.90)	1.98 (1.57-2.40)	2.32 (1.79-2.93)
6-hr	0.677 (0.608-0.757)	0.845 (0.760-0.948)	1.05 (0.939-1.17)	1.21 (1.08-1.36)	1.43 (1.26-1.61)	1.60 (1.39-1.82)	1.78 (1.51-2.04)	1.98 (1.65-2.30)	2.28 (1.85-2.68)	2.54 (2.02-3.04)
12-hr	0.895 (0.797-1.00)	1.13 (1.00-1.26)	1.42 (1.26-1.59)	1.64 (1.45-1.85)	1.95 (1.70-2.21)	2.19 (1.88-2.49)	2.43 (2.06-2.80)	2.67 (2.23-3.12)	3.01 (2.44-3.58)	3.27 (2.60-3.95)
24-hr	1.18 (1.07-1.29)	1.48 (1.35-1.62)	1.87 (1.70-2.05)	2.18 (1.99-2.40)	2.62 (2.37-2.88)	2.97 (2.67-3.27)	3.34 (2.97-3.68)	3.71 (3.27-4.11)	4.23 (3.67-4.72)	4.63 (3.98-5.22)
2-day	1.41 (1.27-1.58)	1.77 (1.59-1.98)	2.26 (2.03-2.53)	2.66 (2.38-2.97)	3.21 (2.85-3.61)	3.65 (3.22-4.11)	4.11 (3.60-4.65)	4.60 (3.99-5.24)	5.28 (4.49-6.06)	5.81 (4.88-6.75)
3-day	1.55 (1.39-1.74)	1.96 (1.75-2.20)	2.51 (2.24-2.82)	2.96 (2.63-3.33)	3.59 (3.17-4.05)	4.10 (3.59-4.64)	4.63 (4.02-5.26)	5.20 (4.47-5.94)	5.99 (5.06-6.90)	6.62 (5.51-7.70)
4-day	1.69 (1.51-1.91)	2.14 (1.91-2.41)	2.75 (2.45-3.12)	3.26 (2.89-3.69)	3.97 (3.49-4.50)	4.54 (3.96-5.16)	5.15 (4.45-5.88)	5.79 (4.95-6.63)	6.70 (5.62-7.74)	7.43 (6.14-8.66)
7-day	1.97 (1.76-2.22)	2.49 (2.22-2.80)	3.22 (2.86-3.63)	3.80 (3.38-4.29)	4.62 (4.08-5.24)	5.27 (4.62-5.99)	5.97 (5.18-6.80)	6.69 (5.76-7.64)	7.70 (6.52-8.88)	8.50 (7.10-9.90)
10-day	2.16 (1.93-2.43)	2.75 (2.45-3.09)	3.56 (3.17-4.00)	4.20 (3.72-4.72)	5.07 (4.47-5.71)	5.76 (5.04-6.50)	6.47 (5.61-7.32)	7.20 (6.19-8.17)	8.20 (6.97-9.41)	8.98 (7.54-10.4)
20-day	2.65 (2.37-2.95)	3.36 (3.02-3.76)	4.34 (3.89-4.83)	5.07 (4.54-5.65)	6.06 (5.39-6.76)	6.81 (6.02-7.61)	7.58 (6.65-8.51)	8.34 (7.27-9.39)	9.35 (8.06-10.6)	10.1 (8.62-11.6)
30-day	2.99 (2.69-3.32)	3.80 (3.42-4.22)	4.89 (4.40-5.43)	5.70 (5.12-6.33)	6.80 (6.08-7.55)	7.63 (6.77-8.49)	8.47 (7.46-9.46)	9.30 (8.13-10.4)	10.4 (9.00-11.8)	11.2 (9.64-12.9)
45-day	3.52 (3.18-3.89)	4.47 (4.04-4.95)	5.75 (5.19-6.35)	6.69 (6.03-7.39)	7.91 (7.09-8.76)	8.81 (7.86-9.78)	9.69 (8.62-10.8)	10.5 (9.33-11.8)	11.6 (10.2-13.1)	12.4 (10.8-14.1)
60-day	4.03 (3.64-4.47)	5.14 (4.64-5.69)	6.60 (5.95-7.29)	7.63 (6.88-8.43)	8.93 (8.02-9.87)	9.86 (8.83-10.9)	10.7 (9.59-11.9)	11.6 (10.3-12.9)	12.6 (11.1-14.1)	13.3 (11.7-15.0)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

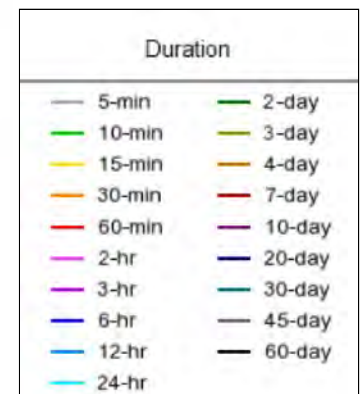
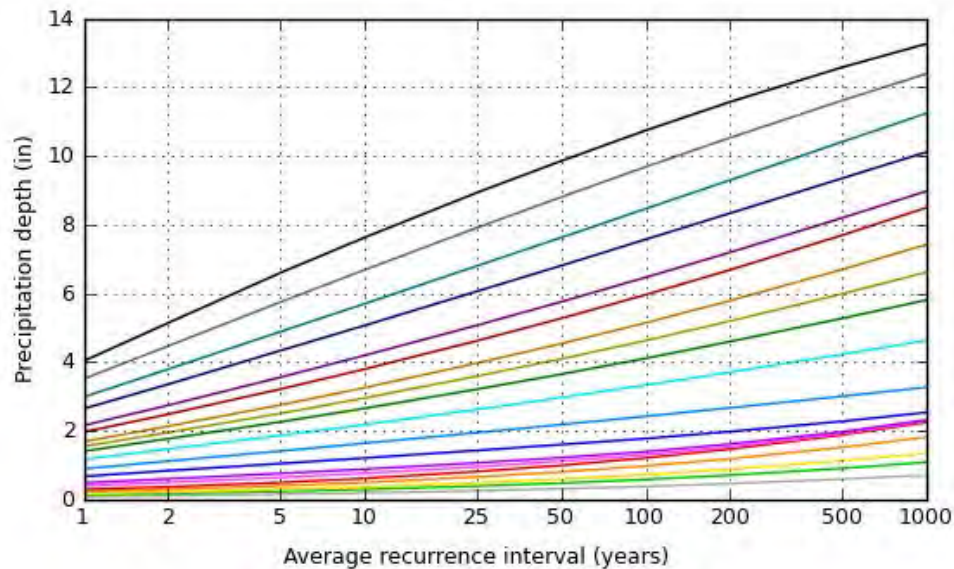
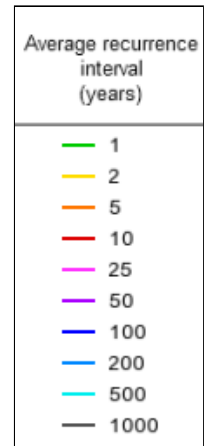
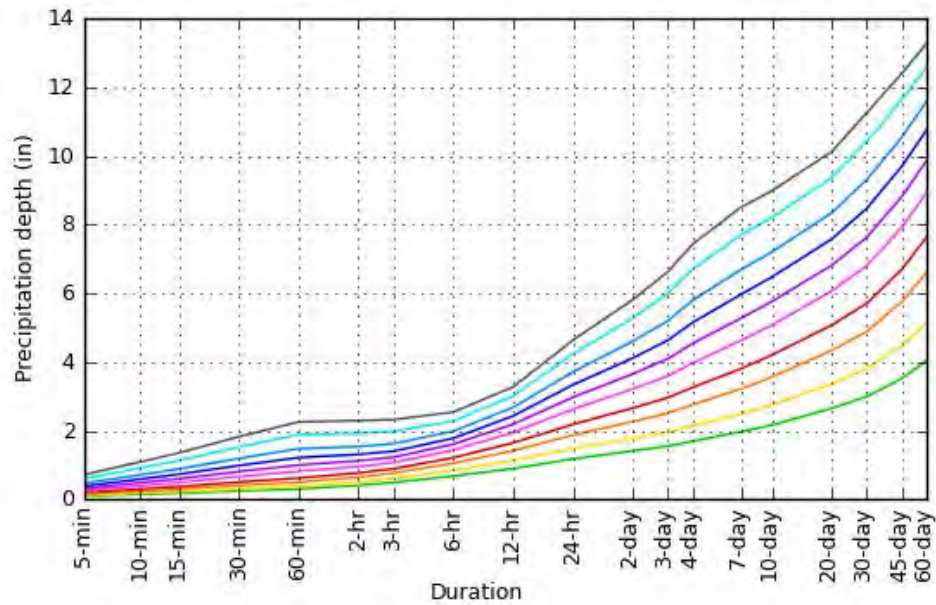
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.1569°, Longitude: -119.7584°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Sep 17 22:14:51 2019

[Back to Top](#)**Maps & aeriels****Small scale terrain**



Large scale terrain



Large scale map



Large scale aerial



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Questions?: HDSC.Questions@noaa.gov

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APPENDIX C — CALCULATIONS

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

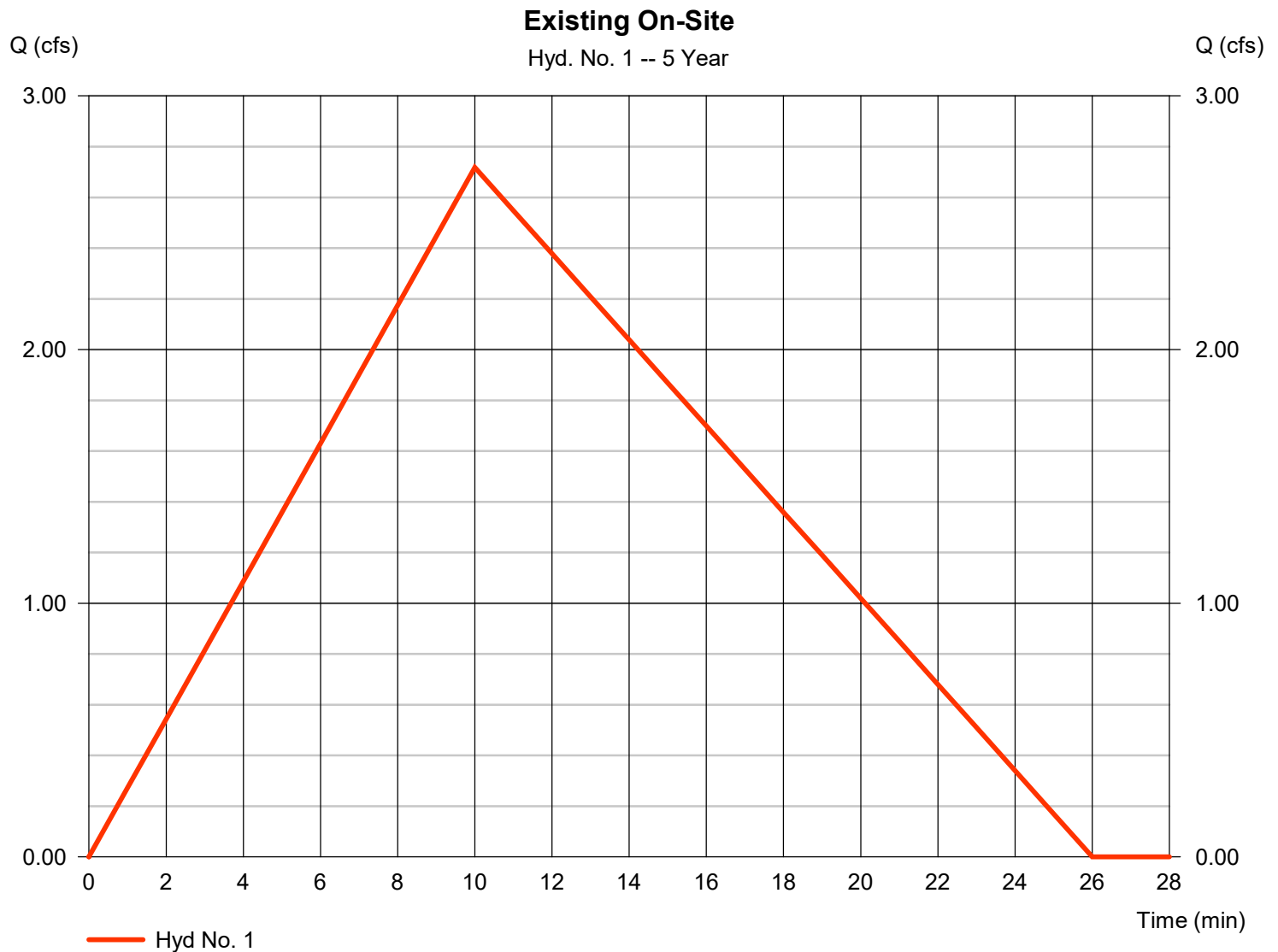
Wednesday, 09 / 18 / 2019

Hyd. No. 1

Existing On-Site

Hydrograph type = Rational
 Storm frequency = 5 yrs
 Time interval = 1 min
 Drainage area = 6.130 ac
 Intensity = 1.478 in/hr
 IDF Curve = Little lane.IDF

Peak discharge = 2.718 cfs
 Time to peak = 10 min
 Hyd. volume = 2,177 cuft
 Runoff coeff. = 0.3
 Tc by User = 10.00 min
 Asc/Rec limb fact = 1/1.67



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 09 / 18 / 2019

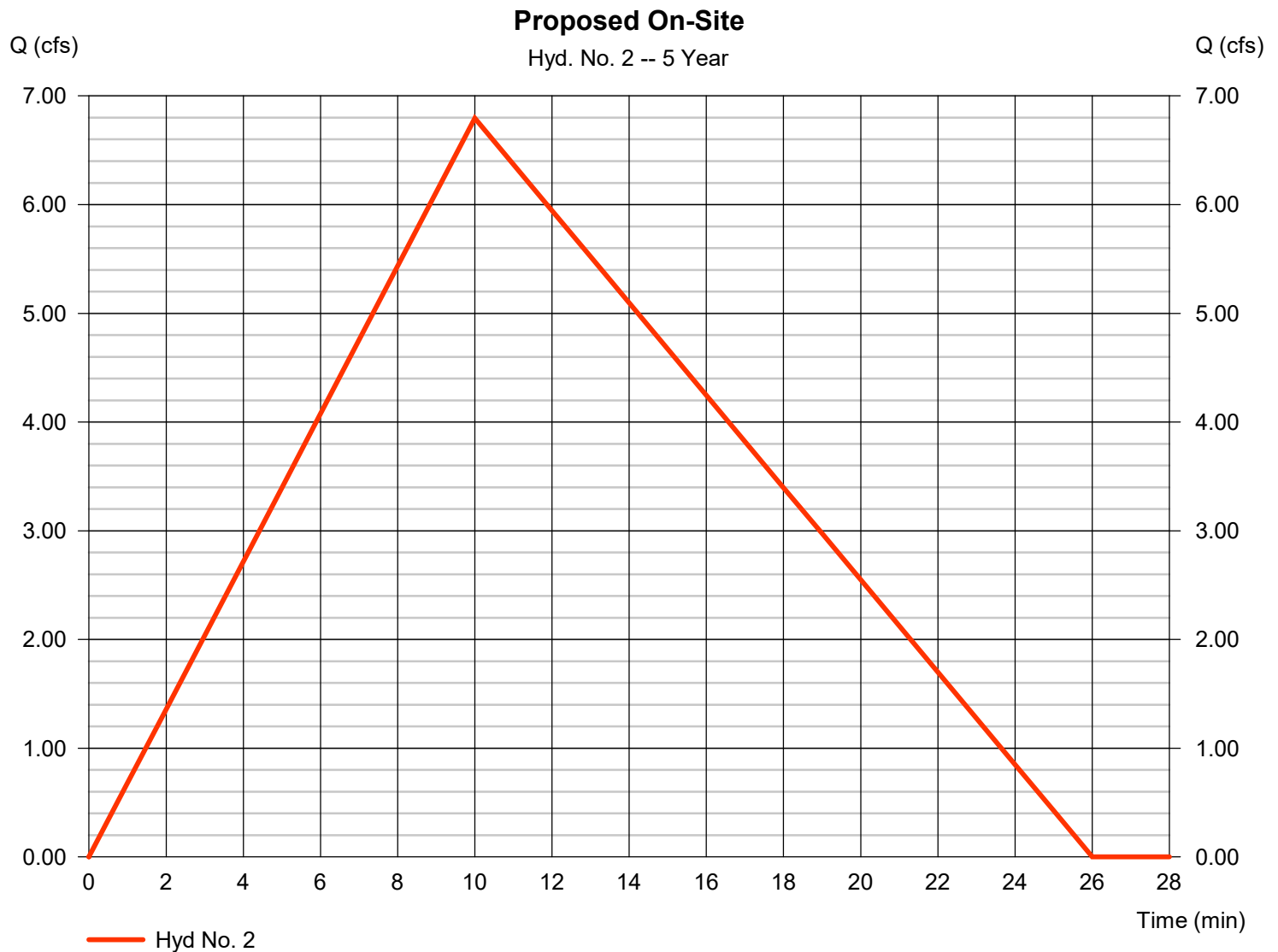
Hyd. No. 2

Proposed On-Site

Hydrograph type = Rational
 Storm frequency = 5 yrs
 Time interval = 1 min
 Drainage area = 6.130 ac
 Intensity = 1.478 in/hr
 IDF Curve = Little lane.IDF

Peak discharge = 6.795 cfs
 Time to peak = 10 min
 Hyd. volume = 5,443 cuft
 Runoff coeff. = 0.75*
 Tc by User = 10.00 min
 Asc/Rec limb fact = 1/1.67

* Composite (Area/C) = $[(1.582 \times 0.30) + (4.547 \times 0.90)] / 6.130$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

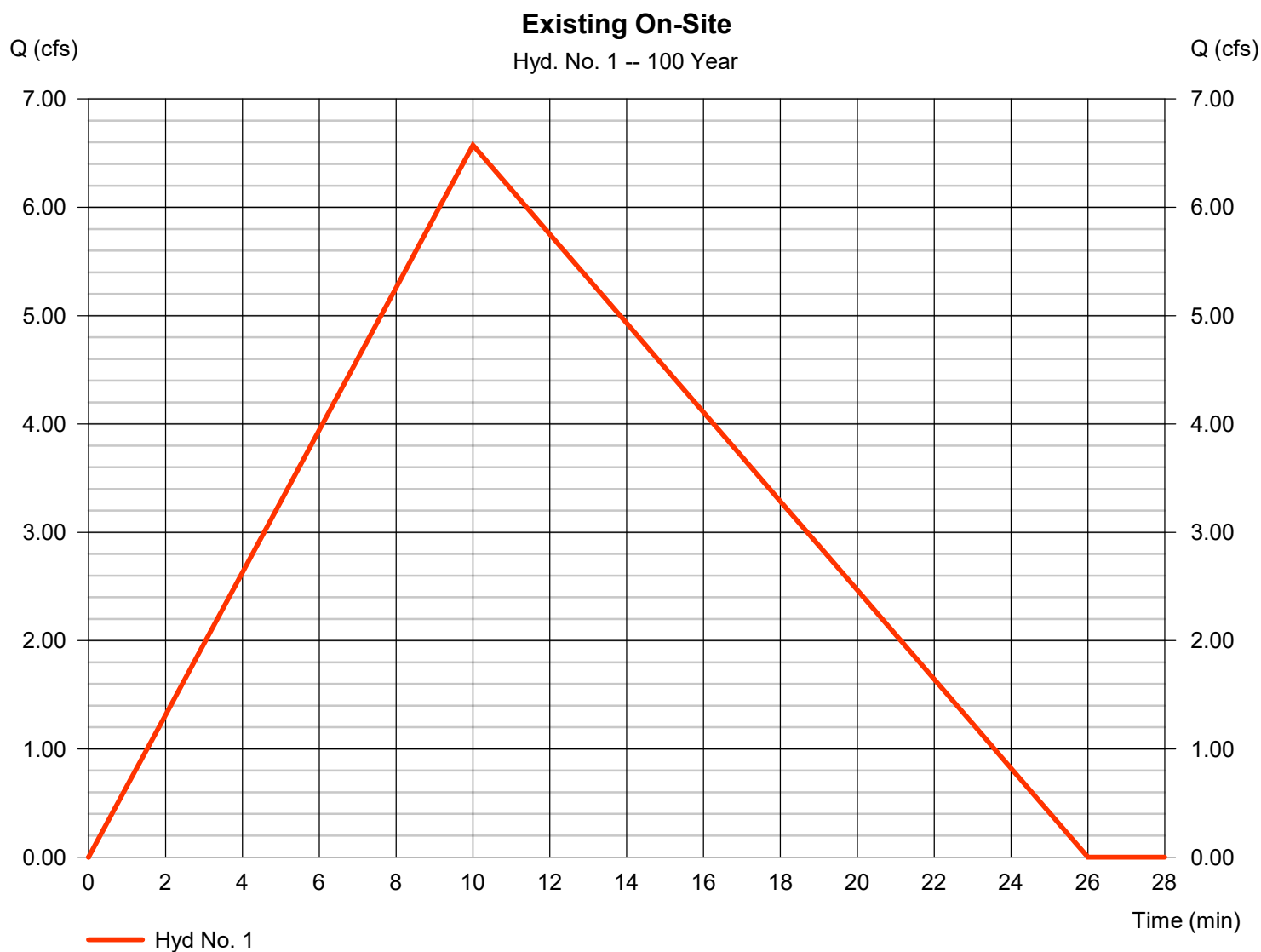
Wednesday, 09 / 18 / 2019

Hyd. No. 1

Existing On-Site

Hydrograph type = Rational
 Storm frequency = 100 yrs
 Time interval = 1 min
 Drainage area = 6.130 ac
 Intensity = 3.574 in/hr
 IDF Curve = Little lane.IDF

Peak discharge = 6.573 cfs
 Time to peak = 10 min
 Hyd. volume = 5,265 cuft
 Runoff coeff. = 0.3
 Tc by User = 10.00 min
 Asc/Rec limb fact = 1/1.67



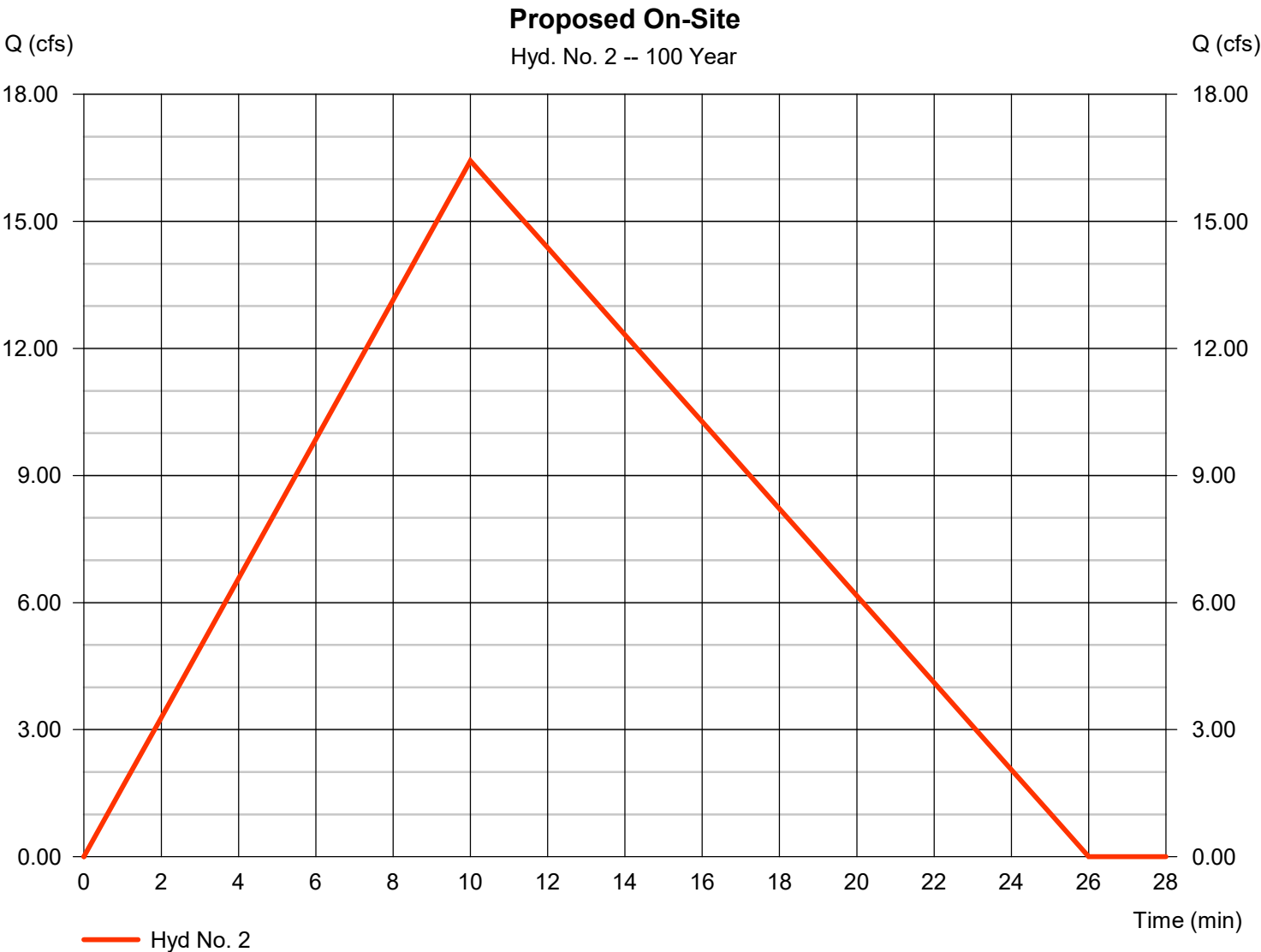
Hydrograph Report

Hyd. No. 2

Proposed On-Site

Hydrograph type	= Rational	Peak discharge	= 16.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 13,163 cuft
Drainage area	= 6.130 ac	Runoff coeff.	= 0.75*
Intensity	= 3.574 in/hr	Tc by User	= 10.00 min
IDF Curve	= Little lane.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(1.582 x 0.30) + (4.547 x 0.90)] / 6.130



APPENDIX D — FEMA FIRMETTE

National Flood Hazard Layer FIRMeTte



39°9'40.51"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery, Data refreshed April, 2019.

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2019 at 6:20:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LITTLE LANE APARTMENTS
TRAFFIC ANALYSIS

SEPTEMBER 2019

Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

LITTLE LANE APARTMENTS

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LITTLE LANE APARTMENTS

TRAFFIC ANALYSIS

EXECUTIVE SUMMARY

The proposed Little Lane Apartment development will be located in Carson City, Nevada. The project site is located in the southwest corner of the Little Lane/Janas Way intersection. The project site is currently undeveloped land. The purpose of this study is to address the project's impact upon the adjacent street network. The Little Lane intersections with Roop Street, Saliman Road, Janas Way and the project driveway and the Janas Way/Project Driveway intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2040 base, and 2040 base plus project scenarios.

The proposed Little Lane Apartment development will consist of the construction of an apartment complex containing 125 dwelling units. Project access will be provided from one driveway each on Little Lane and Janas Way. The Little Lane Apartment development is anticipated to generate 904 average weekday trips with 59 trips occurring during the AM peak hour and 72 trips occurring during the PM peak hour.

Traffic generated by the Little Lane Apartment development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping or traffic control improvements comply with Carson City requirements.

It is recommended that the Little Lane/Project Driveway intersection be constructed with stop sign control at the south approach and contain single ingress and egress lanes.

It is recommended that the Janas Way/Project Driveway intersection be constructed with stop sign control at the west approach and contain single ingress and egress lanes.

It is recommended that the project driveways, internal streets and on-site parking areas be designed per Carson City standards.

INTRODUCTION

STUDY AREA

The proposed Little Lane Apartment development will be located in Carson City, Nevada. The project site is located in the southwest corner of the Little Lane/Janas Way intersection. Figure 1 shows the approximate location of the project site. The purpose of this study is to address the project's impact upon the adjacent street network. The Little Lane intersections with Roop Street, Saliman Road, Janas Way and the project driveway and the Janas Way/Project Driveway intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2040 base, and 2040 base plus project scenarios.

EXISTING AND PROPOSED LAND USES

The project site is currently undeveloped land. Adjacent property generally includes residential dwelling units to the north, south, and east and a United States Post Office building to the west. The proposed Little Lane Apartment development will consist of the construction of an apartment complex containing 125 dwelling units. Project access will be provided from one driveway each on Little Lane and Janas Way.

EXISTING AND PROPOSED ROADWAYS AND INTERSECTIONS

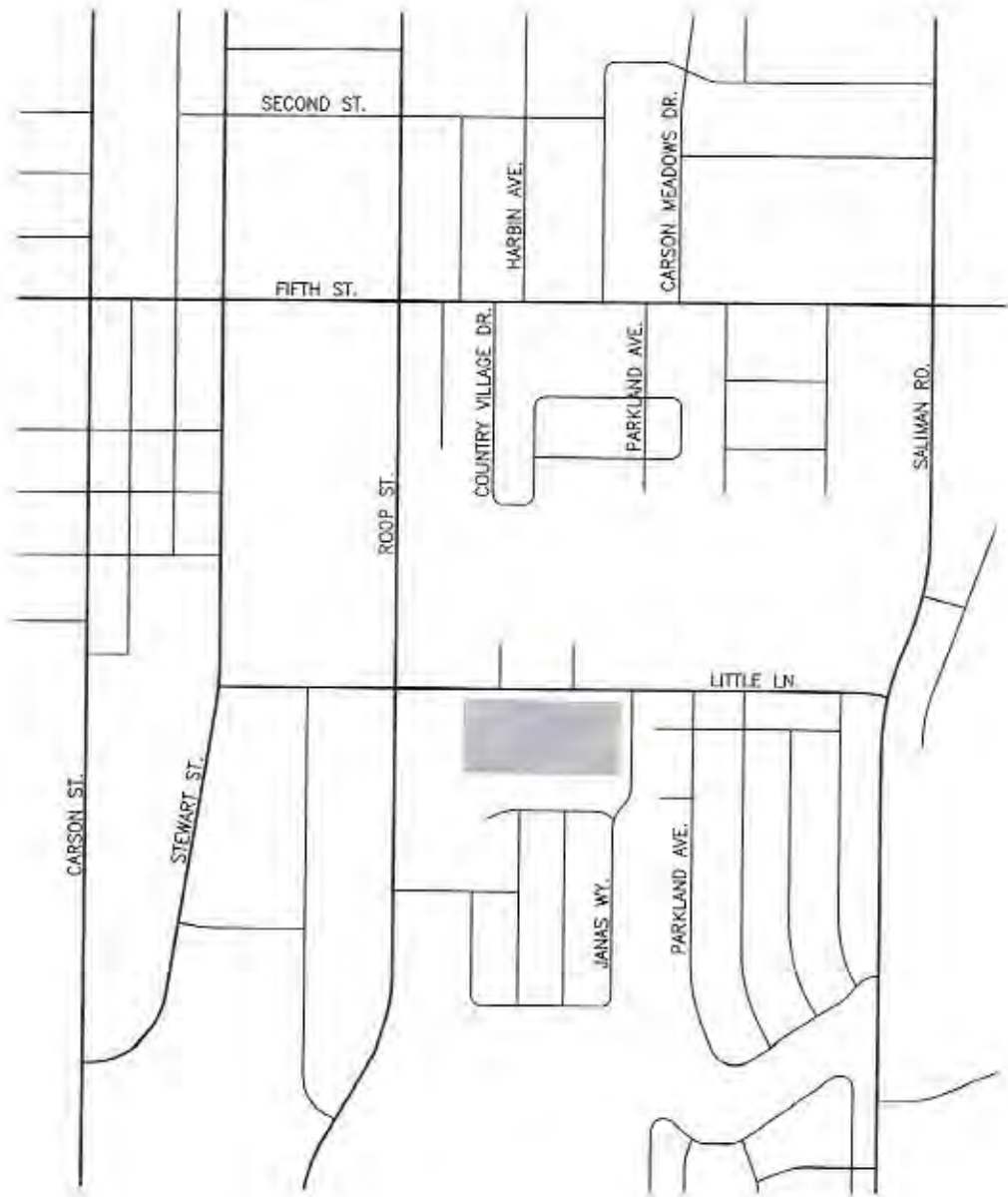
Roop Street is a four-lane north/south roadway with two through lanes in each direction south of Little Lane and two northbound through lanes, one southbound through lane and a continuous two-way left turn lane north of Little Lane. The speed limit is posted for 25 miles per hour. Roadway improvements generally include curb, gutter, sidewalk, and a bike lane on both sides of the street with a striped centerline. Parking is prohibited on both sides of the street.

Saliman Road is a four-lane north/south roadway with two through lanes in each direction in the vicinity of Little Lane. The speed limit is posted for 35 miles per hour. A 15 mile per hour school speed limit zone exists just south of Little Lane. Roadway improvements generally include curb, gutter, sidewalk, and a bike lane on both sides of the street with a striped continuous two-way left turn lane.

Little Lane is a two-lane east/west roadway with one through lane in each direction between Saliman Road and Stewart Street. The speed limit is posted for 25 miles per hour. Roadway improvements between Roop Street and Janas Way include curb, gutter, sidewalk and a bike lane on both sides of the street. East of Janas Way the roadway contains curb, gutter and sidewalk on the south side of the street and graded shoulders on the north side of the street.

Janas Way is a two-lane north/south roadway with one through lane in each direction south of Little Lane. The speed limit is not posted but assumed to be 25 miles per hour. Roadway improvements adjacent to the site include curb, gutter and sidewalk on the east side of the street and graded shoulders on the west side of the street.

LEGEND
■ PROJECT SITE



LITTLE LANE APARTMENTS
VICINITY MAP
FIGURE 1

The Roop Street/Little Lane intersection is a signalized four-leg intersection with permissive phasing for the northbound and southbound left turn movements and protected phasing for the eastbound and westbound left turn movements. The north approach contains one left turn lane and one shared through-right turn lane. The south approach contains one shared left turn-through lane and one shared through-right turn lane. The east approach contains one left turn lane and one shared through-right turn lane. The west approach contains one left turn lane, one through lane and one right turn lane. Pedestrian crosswalks exist at all approaches.

The Saliman Road/Little Lane intersection is an unsignalized three-leg intersection with stop control at the west approach. The north approach contain one through lane and one shared through-right turn lane. The south approach contains one left turn lane and two through lanes. The west approach contains one shared left turn-right turn lane. A pedestrian crosswalk exists at the west approach.

The Little Lane/Janas Way intersection is an unsignalized three-leg intersection with stop control at the south approach. The west approach contain one shared through-right turn lane. The east approach contains one shared left turn-through lane. The south approach contains one shared left turn-right turn lane. A pedestrian crosswalk exists at the south approach.

The Little Lane/Project Driveway intersection does not currently exist but will be constructed as an unsignalized three-leg intersection with stop control at the south approach. The intersection is anticipated to contain one shared through-right turn lane at the west approach, one shared left turn-through lane at the east approach, and one shared left turn-right turn lane at the south approach.

The Janas Way/Project Driveway intersection does not currently exist but will be constructed as an unsignalized three-leg intersection with stop control at the west approach. The intersection is anticipated to contain one shared through-right turn lane at the north approach, one shared left turn-through lane at the south approach, and one shared left turn-right turn lane at the west approach.

TRIP GENERATION

In order to assess the magnitude of traffic impacts of the proposed Little Lane Apartment development on the key intersections, trip generation rates and peak hours had to be determined. Trip generation rates were obtained from the Tenth Edition of *ITE Trip Generation* (2018). ITE Land Use 220: Multifamily Housing (Low-Rise) was used to calculate trips generated by the 125 unit development.

Trip generation for the proposed development was calculated for a typical weekday and the weekday peak hours occurring between 7:00 and 9:00 AM and 4:00 and 6:00 PM which correspond to the peak hours of adjacent street traffic. Table 1 on the following page shows a summary of the average daily traffic (ADT) volumes and peak hour volumes generated by the project. The trip generation worksheets are included in the Appendix.

TABLE 1 TRIP GENERATION							
LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
ITE 220: Multifamily Housing (125 Units)	904	14	45	59	45	27	72

As shown in Table 1, the proposed Little Lane Apartment development is anticipated to generate 904 average weekday trips with 59 trips occurring during the AM peak hour and 72 trips occurring during the PM peak hour.

TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of project traffic to the key intersections was based on existing peak hour traffic patterns and the locations of existing and future attractions and productions. The trip distribution is shown in Figure 2. The project trips shown in Table 1 were subsequently assigned to the key intersections based on the trip distribution shown on Figure 2. Figure 3 shows the AM and PM peak hour trip assignment at the key intersections.

EXISTING AND PROJECTED TRAFFIC VOLUMES

Figure 4 shows the existing traffic volumes at the key intersections during the AM and PM peak hours. The existing traffic volumes at the Saliman Road/Little Lane intersection were obtained from traffic counts conducted in May of 2019. The existing traffic volumes at the remaining intersections were obtained from traffic counts conducted in September of 2019.

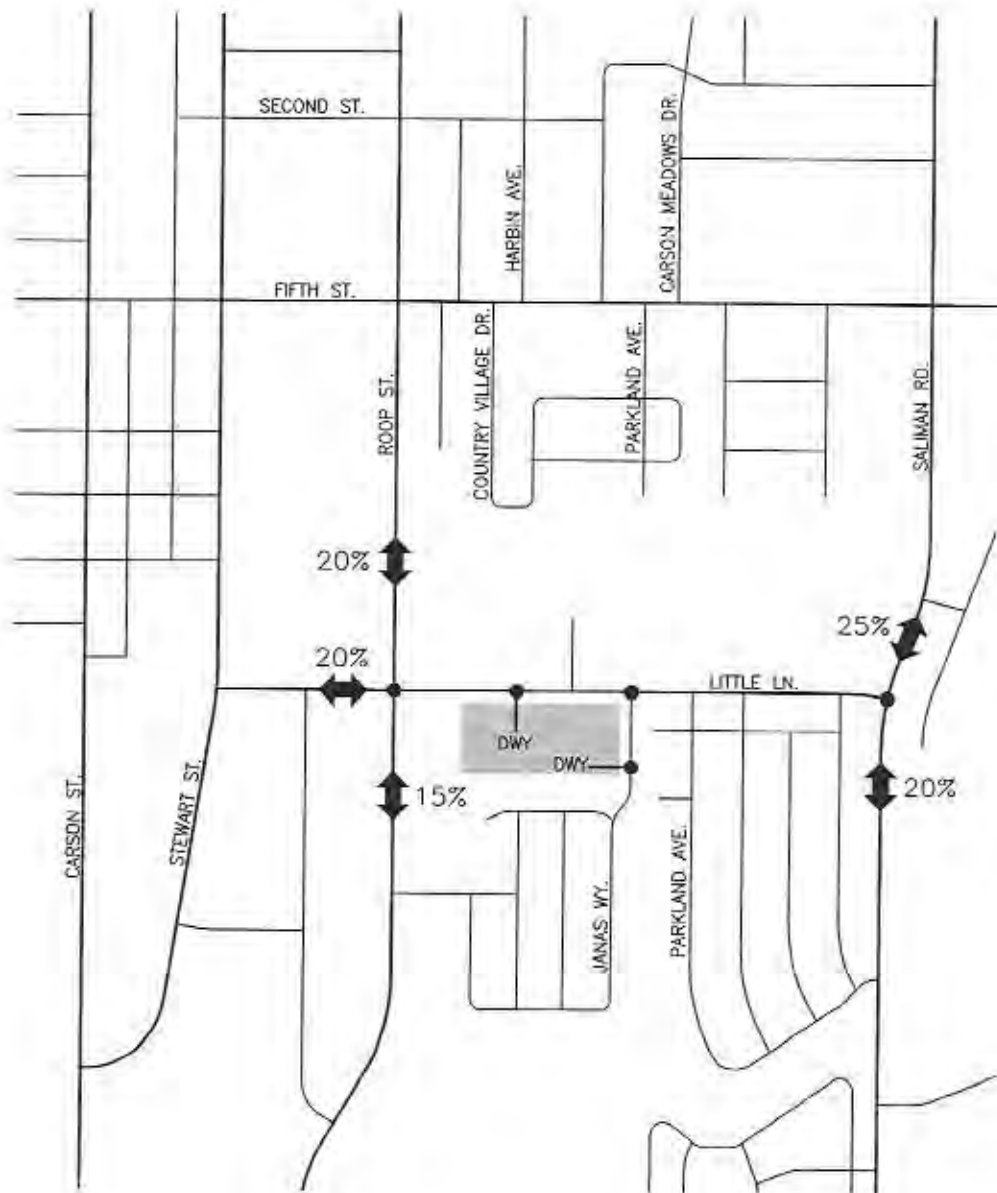
Figure 5 shows the existing plus project traffic volumes during the AM and PM peak hours. The existing plus project traffic volumes were obtained by adding the project trips shown on Figure 3 to the existing traffic volumes shown on Figure 4.

Figure 6 shows the 2040 base AM and PM peak hour traffic volumes at the key intersections. The 2040 base traffic volumes at the Roop Street/Little Lane intersection were estimated by applying growth factors to 2035 turning movement volumes obtained directly from Carson City's traffic forecasting model. Growth factors were based on 2020 and 2035 traffic volumes obtained from Carson City's traffic forecasting model. The 2040 base traffic volumes at the remaining intersections were estimated based on 2040 base traffic volumes at adjacent signalized intersections.

Figure 7 shows the 2040 base plus project traffic volumes at the key intersections for the AM and PM peak hours. The 2040 base plus project traffic volumes were obtained by adding the project trips shown on Figure 3 to the 2040 base traffic volumes shown on Figure 6.

LEGEND

- PROJECT SITE
- KEY INTERSECTION



LITTLE LANE APARTMENTS
TRIP DISTRIBUTION
FIGURE 2