

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 29, 2020

FILE NO: LU-2019-0077

AGENDA ITEM: E.6

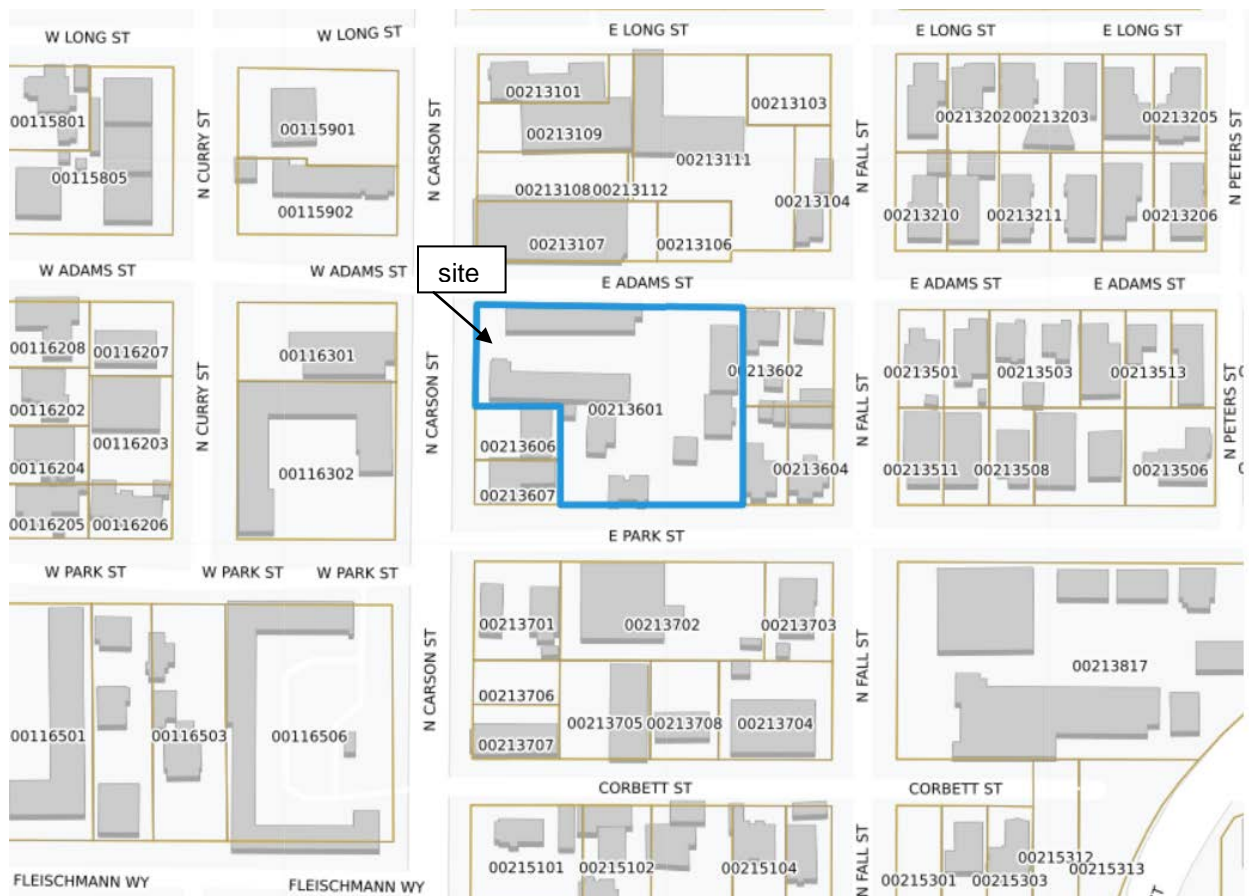
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a multi-family apartment complex with commercial space on property zoned Retail Commercial (RC), located at 1421 North Carson Street, APN 002-136-01. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** Carson City Municipal Code (CCMC) 18.04.130 allows a residential use in the Retail Commercial zoning district only as a conditional use, upon approval of a Special Use Permit by the Planning Commission. The applicant is requesting to demolish an existing motel and replace it with a 36 unit apartment building and 3,008 square feet of commercial space.

**PROPOSED MOTION:** "I move to recommend approval of LU-2019-0077 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 site improvement plan application, the applicant shall provide an updated open space exhibit, demonstrating compliance with Section 1.18.6. The site improvement permit will not be issued until the open space exhibit meets the requirements.
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, including adequate size.
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, including compliance with Section 3.9, at the time of application for a site improvement permit. The site improvement permit will not be issued until the plans comply with Division 3.
10. A six foot tall solid wall / fence shall be installed along the eastern property line to buffer the adjacent homes from the development.
11. The proposed buildings must comply with the architectural design standards of 1.1 of the Development Standards.
12. Roof mounted equipment must be screened from view from a public right-of-way consistent with 1.1.7 of the Development Standards.
13. Prior to the issuance of any construction permits, the applicant must enter into a development agreement with the City obligating the applicant to limit tenancy to those participating in the applicant run job training program, and the applicant providing a shuttle service to transport residents to classes. The agreement shall obligate the applicant for a period of ten years beginning on the date of the first certificate of occupancy for the apartments.

14. 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).
15. 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.
16. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds.
17. 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.
18. The project must remove the existing driveway apron on North Carson Street.
19. The building permit application must include a sealed trip generation memo, and the two commercial pads must analyze trip generation for the entire project when they come forward for permitting to determine if a traffic impact study is warranted for the cumulative impact of the entire project.
20. Existing sewer and water laterals must be inspected and abandoned at the main if they are in a deteriorated condition. Any new water connections must be made in East Park Street.
21. The project must replace the water main in East Park Street from Carson Street. to North Fall Street. The city will reimburse the developer for the cost of the Water Main replacement which lies outside the property frontage along East Park Street.
22. The project will be responsible for replacing the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park. The city will reimburse the developer for the cost the Sewer Main replacement from the intersection of East Park Street and North Fall Street to the eastern property line of the project.
23. The project must meet Carson City Municipal Code, Standard Details and Development Standards including but not limited to the following:
  - Per CCDS 11.12.081 the project must install sidewalk along the project frontage on all three frontages, the pedestrian curb ramp must be upgraded to meet current ADA standards at the corner of North Carson Street and East Adams Street, the curb and gutter must be replaced along the East Park Street frontage, and half street paving along the East Park Street frontage. Sidewalks must maintain a minimum width of 4 feet around power poles.
  - Regular and compact parking stall dimensions must meet Standard Detail C-5.5.1.
  - A technical drainage study will be required with the site improvement plans to determine the required size of the detention basin.
  - A sewer main analysis will be required with the site improvement plans.
  - A water main analysis will be required with the site improvement plans.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC); CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

**MASTER PLAN DESIGNATION:** Community/Regional Commercial (C/RC)

**PRESENT ZONING:** Retail Commercial (RC)

**KEY ISSUES:** Will the proposed Commercial and 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: Multi-Family Apartment (MFA)/single family residential
- WEST: Retail Commercial (RC)/restaurant and bar and parking area
- NORTH: Retail Commercial (RC)/retail sales and parking area
- SOUTH: Retail Commercial (RC)/child care facility and parking area

**ENVIRONMENTAL INFORMATION:**

- FLOOD ZONE: X Shaded
- EARTHQUAKE FAULT: Greater than 500 feet
- FAULT ZONE: Zone 2 Moderate
- SLOPE/DRAINAGE: Site is primarily flat

**SITE DEVELOPMENT INFORMATION:**

- LOT SIZE: 1.05 acres
- EXISTING DEVELOPMENT: motel
- PROPOSED DEVELOPMENT: 36 apartment unit complex with retail
- PROPOSED PARKING: 39 on-site

**PREVIOUS REVIEWS:** None

**DISCUSSION:**

The applicant is proposing a 36 unit apartment complex consisting of two, three-story buildings, as well as proposing 3008 square feet of new commercial development. Access to the site will be from East Park Street and East Adams Street. The site includes 12,077 square feet of open space. Fencing is proposed along the eastern property line adjacent to the single family homes.

The three story apartment buildings are proposed to have a height of 30 feet, less than the allowable height of 45 feet. The apartment building materials will include stucco with a rustic pattern, with cement board trim, balconies will have a painted metal railing, and roofing will be composite shingles.

The applicant is proposing two commercial buildings on the northwestern portion of the lot, fronting on Carson Street. These buildings will have a height of 26 feet, and include awnings. At the time of building permit, the applicant will be required to demonstrate compliance with Section 1.1 of the Development Standards: Architectural Design.

The apartments are intended to house people in a job training program while they learn skills. Residents will be assessed and coached to find the best suited career path. Due to the income

level of the residents, it is anticipated that they will not own vehicles. The applicant FISH, who will be operating the facility, proposes to operate a shuttle to transport residents to classes. Given this, as well as the central location with good access to bus service, the applicant is seeking to significantly reduce the parking on site. Per section 2.2 of the Development Standards, the Community Development Director is authorized to allow the use of an alternative parking standard. Staff is open to considering the alternative parking standard provided the applicant enter into a development agreement with the City committing to operate the program and the associated shuttle service for a period of ten years.

Per CCMC 18.04.130, multi-family dwellings are a conditional use in the Retail Commercial zoning district. Therefore, the use may only be established upon approval of a Special Use Permit by the Planning Commission.

**PUBLIC COMMENTS:** Public notices were mailed to 104 property owners within 600 feet of the subject property. As of the writing of this report, no comments 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.

**Fire Department:**

1. Project must comply with 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:

- The project must remove the existing driveway apron on North Carson Street.
- The building permit application must include a sealed trip generation memo, and the two commercial pads must analyze trip generation for the entire project when they come forward for permitting to determine if a traffic impact study is warranted for the cumulative impact of the entire project.
- Existing sewer and water laterals must be inspected and abandoned at the main if they are in a deteriorated condition. Any new water connections must be made in East Park Street.
- The project must replace the water main in East Park Street from Carson Street to North Fall Street. The city will reimburse the developer for the cost of the Water Main replacement which lies outside the property frontage along East Park Street.
- The project will be responsible for replacing the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park. The city will reimburse the developer for the cost the Sewer Main replacement from the intersection of East Park Street and North Fall Street to the eastern property line of the project.
- The project must meet Carson City Municipal Code, Standard Details and Development Standards including but not limited to the following:
  - Per CCDS 11.12.081 the project must install sidewalk along the project frontage

on all three frontages, the pedestrian curb ramp must be upgraded to meet current ADA standards at the corner of North Carson Street and East Adams Street, the curb and gutter must be replaced along the East Park Street frontage, and half street paving along the East Park Street frontage. Sidewalks must maintain a minimum width of 4 feet around power poles.

- Regular and compact parking stall dimensions must meet Standard Detail C-5.5.1.
- A technical drainage study will be required with the site improvement plans to determine the required size of the detention basin.
- A sewer main analysis will be required with the site improvement plans.
- A water main analysis will be required with the site improvement plans.

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 will be sufficient to provide safe access and circulation if the above conditions are met. No traffic impact study is required at this time. The commercial pads can have a small or a large impact, so it is important to have each commercial pad evaluate the cumulative impact of the entire site when they come forward for permitting.

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

The existing sewer, water, and storm drain infrastructure will be sufficient to provide service to the project if the above conditions are met. The sewer and water mains on the south side of the project will need to be replaced.

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.

**Environmental Control (ECA):**

1. An Asbestos Assessment is required on all applicable materials being demolished. Per CCMC 12.12.065. 40 CFR Part 61
2. After receiving results back from the Asbestos Assessment, complete Carson City's Acknowledgement of Asbestos Assessment Form, submit a copy of this form along with a copy of the asbestos assessment to the Carson City Building Department. Per CCMC 12.12.065.

3. An EPA 10 Day Notification is required even if analytical results are non-detect for RACM (Regulated Asbestos Containing Material), please submit a copy of this document at the Carson City Building Department along with proof that the Notification was sent to EPA Region IX. Per CCMC 12.12.065.
4. Please Note\* if any asbestos containing material is to be taken to the Carson City Landfill for disposal, you must first obtain an Industrial Waste Manifest from the ECA Department before this material will be allowed to enter the landfill for disposal.
5. Commercial kitchen(s) will be required to connect to a properly sized grease interceptor Per CCMC 12.06.245, and Development Standard Appendix 18 Division 15.5.
6. Trash enclosure servicing commercial kitchen will require being connected either its own grease interceptor or if adequate fall can be obtained it can connect to the commercial kitchen. See CCMC Development Standard Appendix 18 Division 15.5 for trash enclosure details.

**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 requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1.) Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost effective manner. The subject property is served by water and sewer.

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

Goal 1.2 of the Master Plan discusses promoting infill and redevelopment in targeted areas. It encourages mixed-use development as a redevelopment strategy along the City's major gateway corridors.

Staff finds that the proposed development that replaces a blighted property in an infill site with a mixed-use development is consistent with the concepts of compact development, placing people near economic centers to encourage mixed-use activity centers, and promotes redevelopment along one of the City's major gateways..

**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 that placing residential development adjacent to the single family homes will be more compatible with these homes than if non-residential uses were placed there. By developing the rear of the property as a residential use, the occupancy will be similar to that of homes to the east. Staff notes that a six foot solid fence / wall will be installed along the eastern property line to buffer the single family homes from the apartments.

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

The proposed use is not anticipated to have a detrimental effect on vehicular or pedestrian traffic. The driveway on North Carson Street, an arterial, will be removed thus improving the capacity and safety of that roadway. Access will be from East Adams Street and East Park Street. When the commercial pads are proposed for development, the applicant will be required to analyze the trip generation for the entire project to determine if a traffic impact study is warranted for the cumulative impact of the entire project.

As part of the approval, staff is recommending that per CCDS 11.12.081, the applicant install sidewalk along the project frontage on all three frontages, the pedestrian curb ramp must be upgraded to meet current ADA standards at the corner of North Carson Street and East Adams Street, the curb and gutter must be replaced along the East Park Street frontage, and half street paving along the East Park Street frontage. Sidewalks must maintain a minimum width of 4 feet around power poles.

The vehicular trip generation of the apartments will be less than typical of an apartment complex as it is a part of a career support program, and it will be served by a shuttle / van service.

**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 will be sufficient to provide service to the project if proposed conditions of approval are met, specifically:

- Existing sewer and water laterals must be inspected and abandoned at the main if they are in a deteriorated condition. Any new water connections must be made in East Park Street.
- The project must replace the water main in East Park Street from Carson Street to North Fall Street. The city will reimburse the developer for the cost of the Water Main replacement which lies outside the property frontage along East Park Street.
- The project will be responsible for replacing the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park. The city will reimburse the developer for the cost the Sewer Main replacement from the intersection of East Park Street and North Fall Street to the eastern property line of the project.
- The project must meet Carson City Municipal Code, Standard Details and Development Standards including but not limited to the following:
  - A technical drainage study will be required with the site improvement plans to determine the required size of the detention basin.
  - A sewer main analysis will be required with the site improvement plans.
  - A water main analysis will be required with the site improvement plans.

**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 18.04.130 Retail Commercial 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 Retail 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 Retail Commercial (RC) 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 applicant is seeking a reduction in the parking requirement as residents will be participating in a job training program, and will likely not own vehicles. A shuttle will be provided to transport residents to their classes. Staff is supportive of the reduction in parking, provided a commitment to the program and the shuttle service.

The proposed site plan does not reflect the required landscaping along the frontage of the site adjacent to the street. Along an arterial street, a ten foot wide landscape area is required, and along the local streets, a six foot wide landscape area is required (Development Standards .3.9). The site plan does not demonstrate compliance with these standards. Prior to the issuance of any construction permits, the applicant must demonstrate compliance with these standards.

*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 Retail Commercial zoning district is 45 feet. On page A300 of the application, the applicant states that the buildings will measure to a height of 30 feet overall and would be in compliance with the height restriction.

*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 multi-family apartment residential zoning only on the

east. The setbacks on the east comply with the requirements of this provision on this site.

*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.*

Carson Street is identified as an arterial street. The proposed setback to the commercial buildings at the northwest corner of the project meets this requirement.

*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, as well as parking associated with the proposed commercial use. With 36 apartment units proposed, this results in a requirement for 72 on-site parking spaces required plus parking to accommodate the proposed retail buildings. The applicant proposes only 39 on-site parking spaces. The applicant has indicated that residents will be participating in a workforce training program, and a shuttle service will be provided to transport them to the classes. Staff supports the reduced parking under this scenario, and recommends that the applicant enter into a development agreement with the City obligating it to operating the program, including limiting the tenancy of the apartments to the program participants, and running the shuttle system for a period of ten years after issuance of a certificate of occupancy. The agreement must be fully executed prior to the issuance of any construction permits. Staff cannot support the reduced parking absent this agreement.

*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.*

*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.*

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

The applicant has identified a 12,077 square foot of open space throughout the site. The applicant is required to provide 9,000 square feet of open space, including 5,400 square feet of which would be designed for recreation. To ensure the proposal meets the open space requirements, a detailed exhibit demonstrating compliance with these standards is required prior to the issuance of any construction permits.

*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, must 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.*

The subject property is on a commercial arterial street, but the residential component will not front the arterial, the commercial buildings will. Therefore, staff finds that this finding can be met.

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

The project includes commercial and residential uses, thus is a mixed-use development. Therefore, staff finds that this finding can be met.

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.

Attachments:

Application LU-2019-0077

H:\PingDept\PC\2020\Staff Reports\LU-2019-0077 Friends in Service Helping.doc

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

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

+ noticing fee

\*Due after application is deemed complete by staff

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

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

☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: \_\_\_\_\_

Submittal Deadline: 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.

### FILE # SUP - -

APPLICANT PHONE #  
Friends In Service Helping 775-882-3474

MAILING ADDRESS, CITY, STATE, ZIP  
138 East Long St Carson City, Nv 89706

EMAIL ADDRESS  
[jim@nvfish.com](mailto:jim@nvfish.com)

PROPERTY OWNER PHONE #  
Brinson Betty & Brinson Et Al

MAILING ADDRESS, CITY, STATE, ZIP  
950 N Minnesota St Carson City Nv 89703

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
J.P. Copoulos, Architect 775-720-4051

MAILING ADDRESS, CITY STATE, ZIP  
P.O. Box 2517 Carson City, Nv 89702

EMAIL ADDRESS  
[info@jpcarchitect.com](mailto:info@jpcarchitect.com)

Project's Assessor Parcel Number(s): Street Address  
002-136-01 1421 N Carson St

Project's Master Plan Designation Community/Regional Commercial	Project's Current Zoning RC	Nearest Major Cross Street(s) N Carson & Adams
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Demolition of existing buildings, construct new apt bldg (24 two bdrm, 12 one bdrm) & retail shopping

#### PROPERTY OWNER'S AFFIDAVIT

I, JUDE MICHAEL BRINSON, 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.

Jude Michael Brinson  
Signature

4986 TREETOP RD, SPARKS, NV  
Address

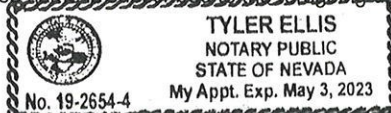
10/13/19  
Date

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

STATE OF NEVADA  
COUNTY Carson City

On Dec. 13, 2019, 2, Jude Michael Brinson, 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



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.

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

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

### **ACKNOWLEDGMENT OF APPLICANT**

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



Applicant's Signature



Print Name



Date



DESCRIPTION OF PROPOSED PROJECT  
TO  
BUILD APARTMENTS AND COMMERCIAL SPACE  
FOR  
FRIENDS IN SERVICE HELPING “F.I.S.H.”  
TO SUPPORT  
MEANINGFUL CAREERS 2020, NEVADA

November 7, 2019

Applicant is requesting a Special Use Permit for F.I.S.H. to demolish the existing motel on 1421 N. Carson St and build affordable apartments with commercial support space on that site.

The biggest issues right now in our region have to do with housing and with our business environment. The recent economic downturn stifled construction in our region and brought with it the nation’s highest mortgage foreclosure rates and unemployment. Now that the economy has improved, our recently unemployed, who are just happy to have a job, are underemployed... accepting the “low hanging fruit” of minimum wage jobs. In addition, the demand for housing is high, and supply is low... driving up rental rates by 50-80%. Ironically, our business environment is booming, but they can’t find locals with the right skills, and employees recruited from outside the region, can’t find housing. As a result, multiple local organizations have become motivated to implement a fix to these problems.

Envision single parents who are working one or two low-paying jobs to pay for daycare and some of their family’s essentials barely keeping their heads above water. Think about the impact, if we could provide for several of those families at a time... allowing the parent to attend college with no upfront cost, earning a certificate in Medical or Information Technology; Construction or Manufacturing Management... with employers willing to hire them at \$18-24/hr. Once employed they would gradually pay back 60% of their “interest free” education costs and do volunteer work to “pay forward” the remaining 40%. A local foundation has agreed to fund the initial cost of the education, and local businesses have already agreed to pay 50% of the education costs of their new hires, and provide for tuition reimbursement for additional education. Since existing non-profits will be doing the “leg-work”, there will be no additional “process costs” making the program self-funding (just redirected workloads). We will be helping our clients move from “menial jobs to meaningful careers”.

Next June, our consortium is planning to roll out a pilot program to shift these families from minimum wage to meaningful careers... with an eventual roll-out to all Nevada Counties. Our partners include Western Nevada College (WNC) providing the “formal education,” the CIRCLES program developing the team skills/people skills/relationship skills and FISH providing the stability of housing, food, on-the-job training, and other support as needed. We are working with other organizations to provide interviewing and other job skills. In addition, we are partnering with the Northern Nevada Development Authority (NNDA), who will function as the liaison with our regional employers. The state of Nevada has asked that we share what we learn so the program can be rolled out to other Nevada counties.

Our track record is a good one: FISH recently spearheaded the design and concept of Richard’s Crossing, which we handed over to the Rural Nevada Housing Authority. This 39-unit apartment complex primarily for veterans and the disabled was funded with federal government dollars. The project was a great success, but the government funding did not allow us to drive the residents through our other programs, so they could change behaviors and their lives.

This time, we are looking at private funding. The Whistle Stop property is close to our main FISH campus and we are planning to build a “dormitory” for families while they are in this “career” program. We will likely use some of the existing units until funding is secured for “new build”. In addition, we may provide some transitional housing for Carson Tahoe Hospital if they are able to lease one of the commercial spaces (for follow-up medical care) that will be adjacent to Carson St. Every client would sign a month-to-month lease and would be able to live in these apartments as long as they follow their development plans. Once their development plan has been completed, they will transition to other housing.

Applicants would be assessed, and coached so they can find the best suited career path. Our “team” would provide multiple “touch points” to keep the students on track. Following their successful employment, graduates would help to recruit, market, and refine our process to bring in the next wave of students.

Automation from self-driving taxis, delivery trucks, automated food service, and the high cost of secondary education will continue to haunt our low skill workforce. Our timely pilot program, and others like it, will use private/public collaboration to provide a nimble solution to our every changing employment and housing.



## How to Need Less Parking

The provided parking for this facility does not fit the with the current code requirements for multifamily housing. Most applicants do not own a car and use public transportation, pedestrian travel, or biking for their travel needs. Travel to WNC for the pilot program would be achieved with a private shuttle/van system provided by FISH transporting students to and from the campus. We are requesting a reduction in parking requirements to reflect actual parking needs, help achieve a low income housing construction budget, and promote Green Design ideas. Pedestrian friendly design with continuous pedestrian walkways that connect building entrances to parking spaces, public sidewalks, transit stops, and other pedestrian destinations are proposed as part of this project to reduce parking requirements. FISH will also monitor vehicle needs with clients in the program and will address client transportation requirements during the students weekly coaching session so as to minimize vehicle parking on site.

Current low use of the parking lot at Richard's Crossing, an affordable housing facility, also supports this concept. A recent survey at Richard's Crossing revealed 15 cars using 78 parking spaces. That translates to 19% of the current parking requirement for multifamily being used. If we apply this percentage to the required multifamily parking for this project we arrive at  $72 \times 19\% = 14$  cars. Add the 12 commercial parking spaces and we arrive at 26 parking, under the parking design of 43 spaces proposed. We realize that on street parking does not count in any planning calculations, yet there are 13 on street spaces that could also be utilized for this project.

Convenient on site bike parking is proposed as an alternative to cars. A major city bike route along Long Street is directly accessible from the site. A bike program could be instituted that provides a bike space and bike designated parking for a certain amount of apartments in lieu of parking. Space can be carved out of the building footprint for a bike garage dedicated to this idea.

We hope reduced parking requirements can be also be considered for this development as the site is near transit. An incentive program to encourage transit ridership could be offered to patrons of the commercial space or renters of the apartments to utilize transit. Route 1 of the Carson City JAC connects to shopping, the hospital, and City social services. The current transit stop on Roop Street and Long Street is three blocks from the site. By Google maps this is 0.4 miles and nine minutes walking time. JAC is currently studying the routing throughout the City and our project would strive to improve the transit stop location distance from the site.

FINDINGS  
FOR  
A SPECIAL USE PERMIT  
TO  
BUILD APARTMENTS AND COMMERCIAL SPACE  
FOR  
FRIENDS IN SERVICE HELPING

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

The features of this project that support question one are as follows:

**Master Plan Chapter 3: A Balanced Land Use Pattern**

No change to planned population growth is anticipated with this project, it will improve the social, economic and environmental well being of Carson City by improving an existing emergency assistance resource.

Sustainability is achieved by expanding upon an existing use with little infrastructure improvements required.

The project is located outside of the primary floodplain and away from other geological hazard areas.

The development is locating in the middle of the City and achieves the goal of infill development; it takes advantage of a central location, good traffic access, and close proximity of utilities. Its location is along a major arterial which will provide a convenient family community facility for many Carson City residents.

Pathway connections are maintained by accessing existing walkways around the site. The current walking & biking patterns from the site and thru the neighborhood will be maintained.

Transition between residential and non residential areas will be maintained by providing landscape buffers along the east of the site.

Levels of utility service will remain unchanged. Additional utility load is anticipated and calculated on page ten.

#### **Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities**

Open space outdoor play areas will be designed in this new location.

#### **Master Plan Chapter 5: Economic Vitality**

This project will expand upon the existing family services in the area while maintaining compatibility with the adjacent businesses.

Expanded services will improve the employment base.

#### **Master Plan Chapter 6: Livable Neighborhoods and activity centers**

Occupying an existing residential motel site will continue the established neighborhood in this area of the City. Commercial buildings will provide separation from Carson Street. While tenant are currently unknown, the project owner will strive for compatible businesses adjacent to the multifamily buildings.

The buildings for this project are built of durable, long lasting materials, has clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards.

It provides appropriate height, density, and setback transitions and connectivity to surrounding development.

Pedestrian connectivity around the site will be maintained. Current walking & biking patterns from the site thru the neighborhood and the city will be maintained.

#### **Master Plan Chapter 7: A Connected City**

The F.I.S.H. apartment project provides a bike friendly environment by featuring bike parking. This site is already connected with existing bike and pedestrian pathways reinforcing Carson City's Unified Pathways Master Plan.

**Question 2:** How will project not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding area? 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.

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

Land uses adjacent to the parcel are as follows: to the North; Two story commercial building and parking, to the South; residence, gas station & office building, to the East; open space buffer & residences, to the West existing two story and one story commercial buildings and this project single story commercial buildings fronting on Carson St per code.

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

The current use is as a monthly residence motel and single family rentals. Additional traffic in the neighborhood will be generated due to the increased occupancy on site, but because most residents in the transitional housing program do not own cars the added traffic will be less than traditional multifamily housing. The site is accessed from numerous street driveways which will help disperse traffic flow. The Carson Street driveway cut will be closed off improving traffic flow along Carson Street. The only noise impact will be contained within the buildings. There will be no outdoor amplification and none of the multifamily residence activities will produce loud noise, dust, odors, vibration, fumes, glare, or excessive physical activity. The architectural design of the building is scaled and massed so as not to impact the scale of the neighborhood.

*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.*

Fencing and tree landscape area will provide a buffer to the adjacent residences, and by providing a park like setting adjacent to the east, the neighborhood atmosphere will be maintained and the peaceful enjoyment of the neighborhood will be retained. The dilapidated buildings, decaying train, and glass gazebo currently on site will be removed, eliminating an eye sore in the middle of Carson City

The site will be accessed from street driveways at East Adams & East Park St which will help

disperse traffic flow. Pedestrian drop off will occur within the middle of the site with minimal impact to the adjacent neighborhood. Additional pedestrian access from the site will occur on both East Adams & East Park Streets. The existing pedestrian access and flow through the neighborhood will remain unchanged.

*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.*

All proposed outdoor lighting will meet Carson City Development standards.

*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.*

All proposed landscaping will meet Carson City Development standards. Amenities including outdoor barbeque and play areas will be provided. Currently there is no landscape on site

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

- Improve the choices for housing in Carson City.
- Increase the services capacity of humanitarian and educational assistance.
- Improve a blighted site existing in the neighborhood.
- Add to the employment base in Carson City.
- Add infill along Carson Street replacing outdated and poorly maintained buildings.

Short range benefits if our project is approved will be families in need will receive services in a much more convenient location and a setting that will be more comfortable for the families. F.I.S.H. provides services to thousands of Carson City's residents each year. Many of the services provided help Carson City families sustain their existence and prepare them for a better more stable future.

Long range benefits as F.I.S.H. continues to invest time and programs into the people in need Carson City, the community, will see less poverty. F.I.S.H. provides a hand up for those that need it. Encouragement and hope for those without hope. Through our inter agency cooperation we see many of our clients become successful contributors to the community. This education program together with the housing component will make a permanent impact on Carson City residents.

F.I.S.H. helps Carson City Residents with Food Assistance, Utilities Assistance, Rental Assistance, Clothing Assistance for Job Interviews, and now an educational program to improve workforce skills.

All the work F.I.S.H. does is designed to benefit the local community.

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

As F.I.S.H. will be providing shuttle service for job training we expect less traffic than the normal building of this type, there is no negative impact expected on pedestrian traffic. Sidewalk

improvements along Park and Adams Street will improve pedestrian safety

**Question 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?* F.I.S.H. anticipates little impact to the Carson City School District. Most residents will be relocating from other areas of the City. Pioneer School is conveniently located one block from the site with good pedestrian access, but we are unsure what the school age of residents will be.
- B. *How will your project affect police and fire protection?*  
The site currently demands attention of Fire Fighters, Police and other first responders. We anticipate emergency calls to this area will be reduced. Residents must maintain a commitment to the F.I.S.H. program in order to maintain residence.
- 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?*  
In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager, and MPR comments, upgrades will be required for utilities and street improvements. These items are outlined in the MPR attached to this document. Fire flows have been obtained and are attached to this document.
- D. *If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?*  
Shallow drainage basins within the designed open space are proposed
- 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?*  
In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager and MPR comments, upgrades will be required for sewer utilities
- F. *What kind of road improvements are proposed or needed to accommodate your project?*  
In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager, and MPR comments, upgrades will be required for street improvements as outlined in the MPR attached to this document.

**Question 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.**

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

A portion of the property directly faces Carson Street. The current driveway apron on Carson Street will be abandoned and commercial buildings are proposed. These buildings will maintain the commercial/regional commercial master plan designation on the site and are in compliance with the site RC zoning. The commercial buildings proposed provides buffer to the apartments and helps the residential portion of the project comply with this standard.

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

As mentioned above, the commercial buildings proposed fronting Carson Street provide a mixed use commercial development to the residential apartments proposed on site. Access to these buildings will be convenient from the apartment buildings as the access to these buildings is proposed on the East.

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

Not Applicable

*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.*

Development is proposed on a community/regional commercial use category where the underlying zoning permits the types and mix of uses proposed using Special Use Permit process. Adjacent master plan designation directly east of the project is high density residential. With commercial buildings and parking on the west portion of the site along the commercial corridor and apartment on the east portion of the site proposed adjacent to the high density residential zone, this infill project achieves compatibility with the neighborhood. Mixed use criteria of setbacks, open space, and mix of commercial space standards have been complied with.

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

F.I.S.H. is beneficial to public health, safety, convenience and welfare, providing needed services to thousands each year. The proposed educational training program will be a benefit to the citizens of Carson City.

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

The property and building in this proposal is providing a much needed upgrade to a site unchanged for 50 plus years. The utilities and street improvements will improve the value of the neighborhood for many years to come.

## **Project Impact Report**

### **Traffic:**

The MPR outlines requirements for a traffic study if more than 80 peak hour trips and 500 trips per day are anticipated. If the special use permit is approved and engineer will be consulted to determine traffic predicted.

### **Drainage:**

An increased change to impervious surfaces is anticipated. On site detention is proposed within the open space area of the site design. An existing storm drainage system is available on Carson Street. Additional engineering will be conducted to determine storm drainage impacts.

### **Water:**

Average daily existing usage is 1690 GPD

Average daily usage proposed use is 10,283 GPD domestic

Average daily usage proposed use is 575 GPD landscape

9168 GPD is estimated to be added to the project

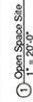
Existing calculations based on water usage information from Carson City Utilities.  
Proposed use based on calculations attached

### **Sewer:**

8593 GPD sewer is estimated to be added to project







③ Parking Data Copy 1  
1" = 10'-0"

② Site Legend  
1" = 20'-0"



Revision Number	Schedule	Revision Date

Project:  
FISH  
1218 East Long St.  
Carson City, NV 89706  
775-865-3474  
Owner:  
Bentley Bank & Service, LLC  
600 N. Maryland St.  
Carson City, NV 89703  
Project Address:  
1218 E. Carson St.  
Carson City, NV 89706  
A.P.N. 000-136-01

Special Use  
Permit  
FISH  
Apartments  
Adams Street  
One & Two  
Bedroom

Perspectives

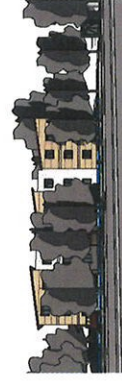
Project Number	12-02-19
Date	
Drawn By	Author
Checked By	Checker

A003

Scale



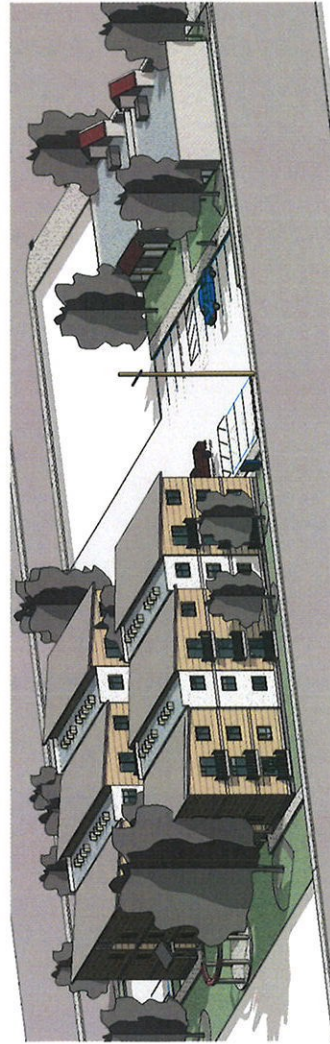
① 3D View 1



② 3D View 1



③ 3D View 2



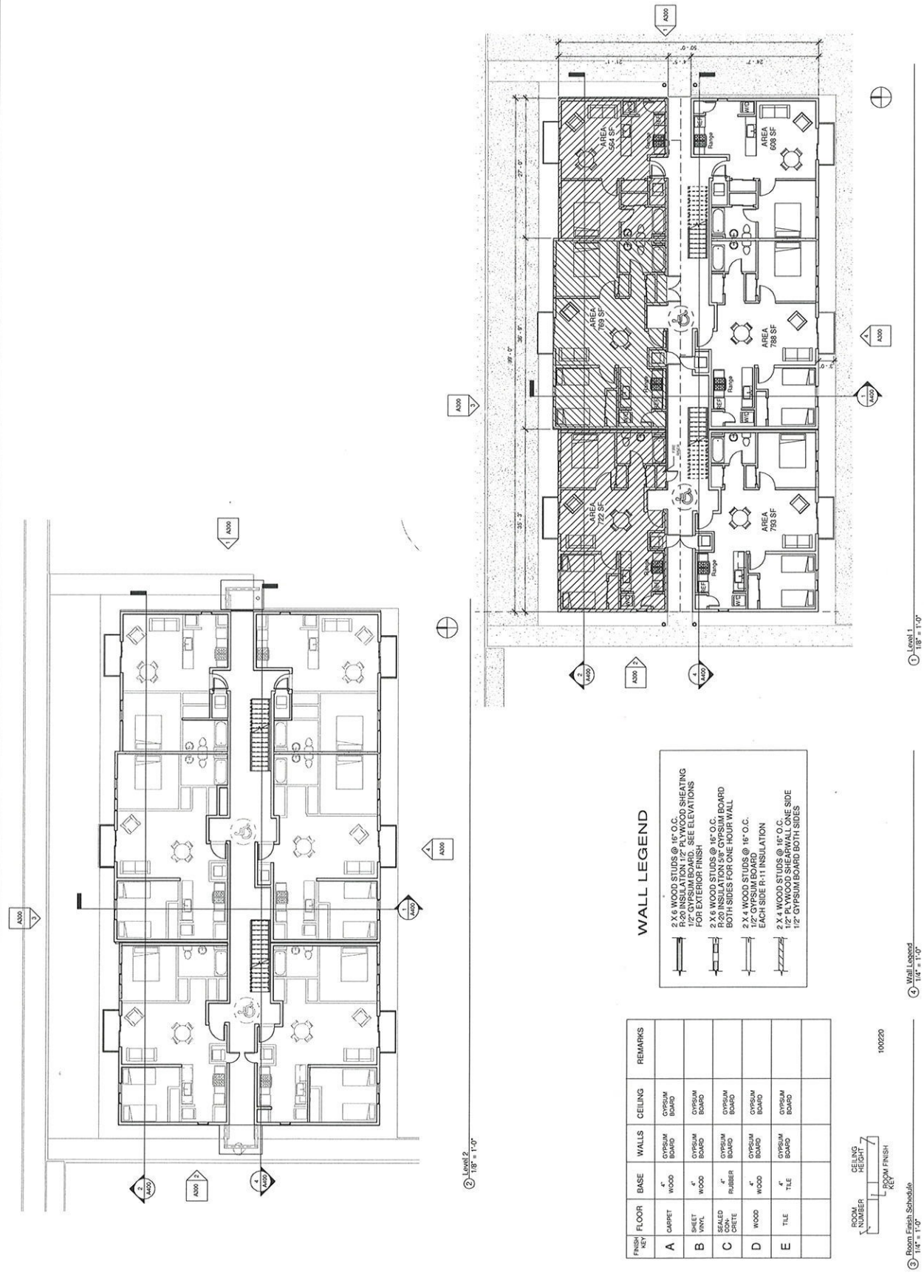
④ 3D View

Revision Number	Revision Description	Revision Date

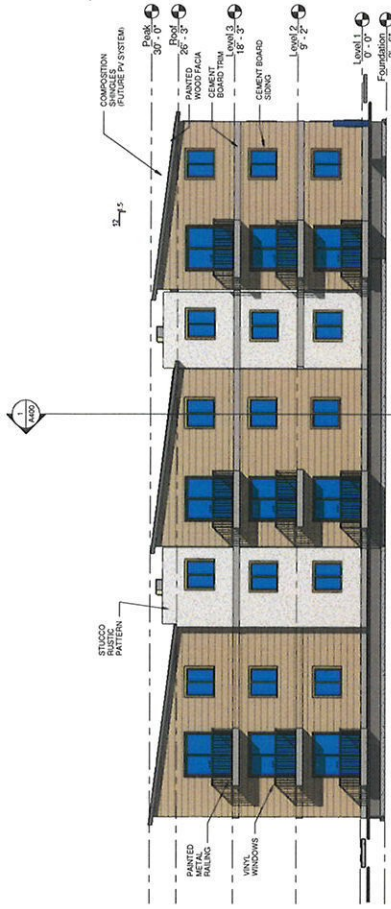
Applicant: **Shawnee Holdings**  
138 East Long St.  
Carson City, NV 89706  
775-565-3474  
Owner: **Shawnee Holdings**  
500 N. University St.  
Carson City, NV 89706  
1-800-755-7555  
A.P.N. 002,136,01

**Special Use Permit**  
**FISH**  
**Apartment**  
**Adams Street**  
**One & Two**  
**Bedroom**

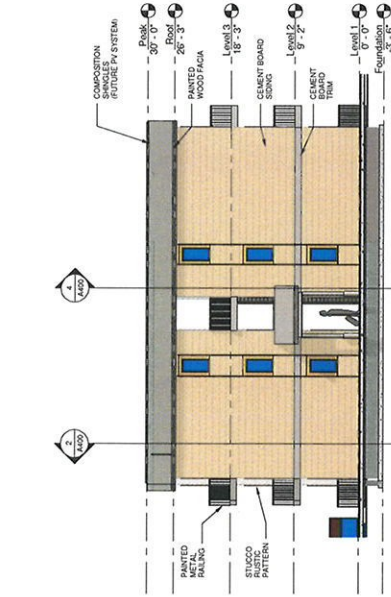
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Drawn By	JAC
Checked By	JAC
<b>A100</b>	
Scale	As Indicated



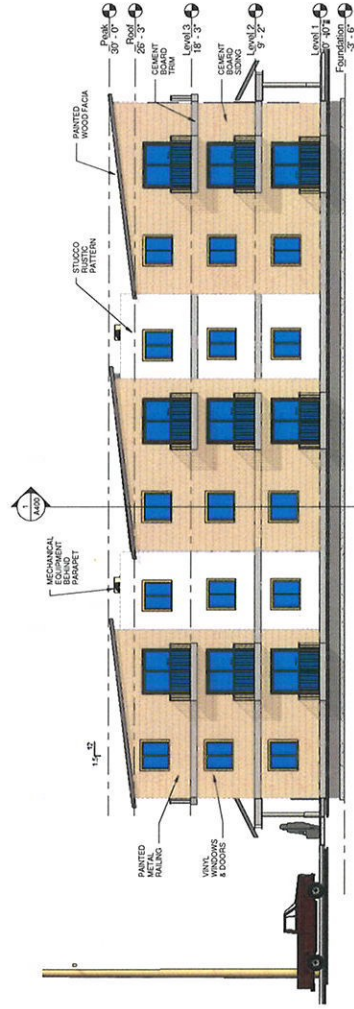




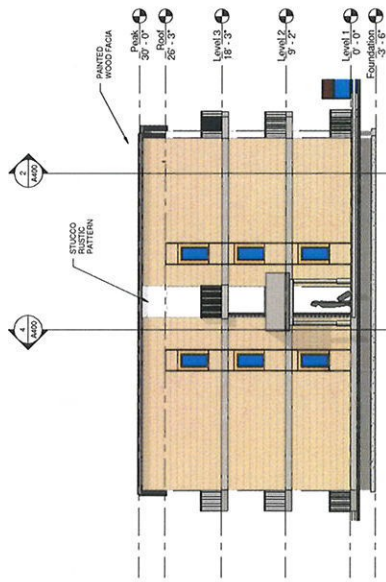
② West  
1/8" = 1'-0"



③ North  
1/8" = 1'-0"



④ South  
1/8" = 1'-0"



① East  
1/8" = 1'-0"

Revision Number	Revision Description	Date

Applicant: Sonny Mahony  
128 East Long St.  
Carson City, Nevada 89706  
775-880-3474  
Owner: Fish & Brown LLC  
800 N. Nevada St.  
Carson City, Nevada 89703  
Project: Fish & Brown LLC  
1421 N. Carson St.  
Carson City, Nevada 89706  
A-B-P-002-18-01

Special Use  
Permit  
FISH  
Apartments  
Adams Street  
One & Two  
Bedroom

Elevations

Project number	12-12-18
Drawn by	JAC
Checked by	JAC
<b>A300</b>	
Scale	1/8" = 1'-0"

Revision	Number	Description	Date

Architect: jpc Architects  
1300 East Liberty St.  
Carson City, NV 89706  
775-882-3474

Owner: Carson City  
1401 N. Carson St.  
Carson City, NV 89706  
775-882-3474

Project Address:  
1401 N. Carson St.  
Carson City, NV 89706  
A.P.N. 002-130-01

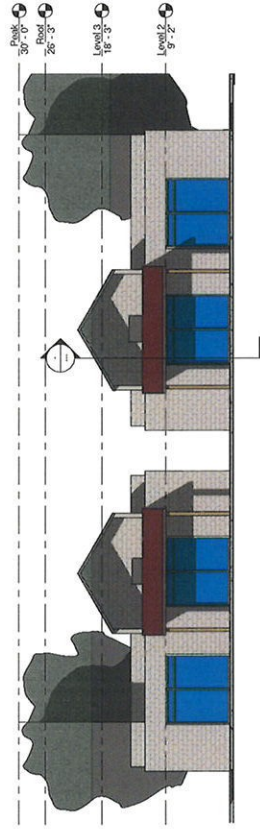
Special Use  
Permit  
FISH  
Apartments  
Adams Street  
One & Two  
Bedroom

Commercial  
Elevations

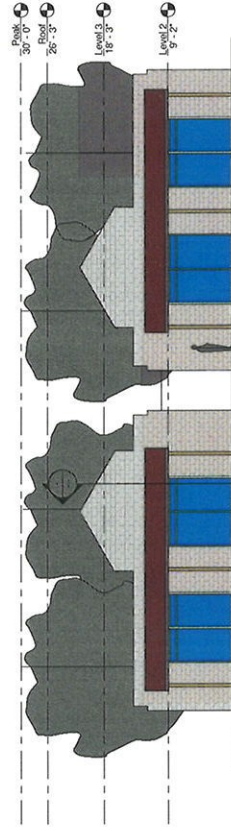
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Date	12-12-19
Drawn By	Author
Checked By	Checker

**A310**

Scale: 1/8" = 1'-0"



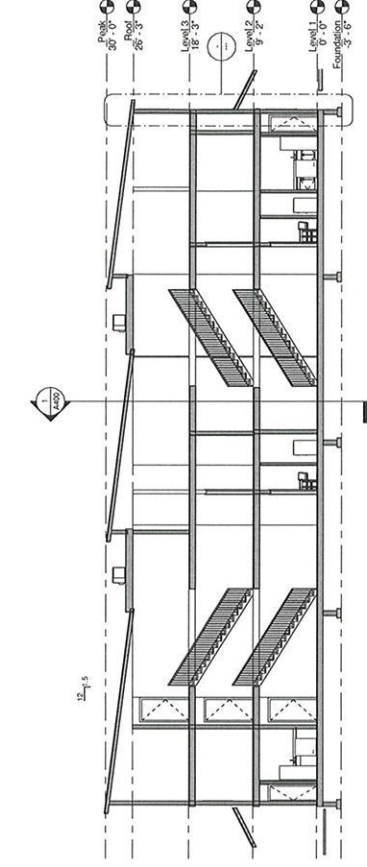
② Elevation 3 - a  
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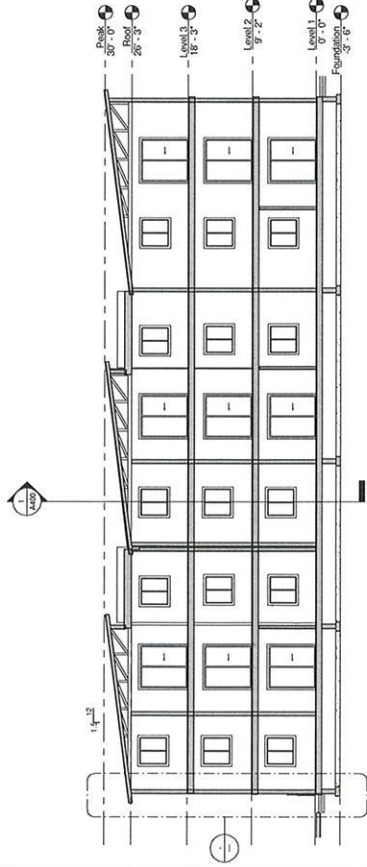
① Elevation 1 - c  
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Revision Number	Revision Date

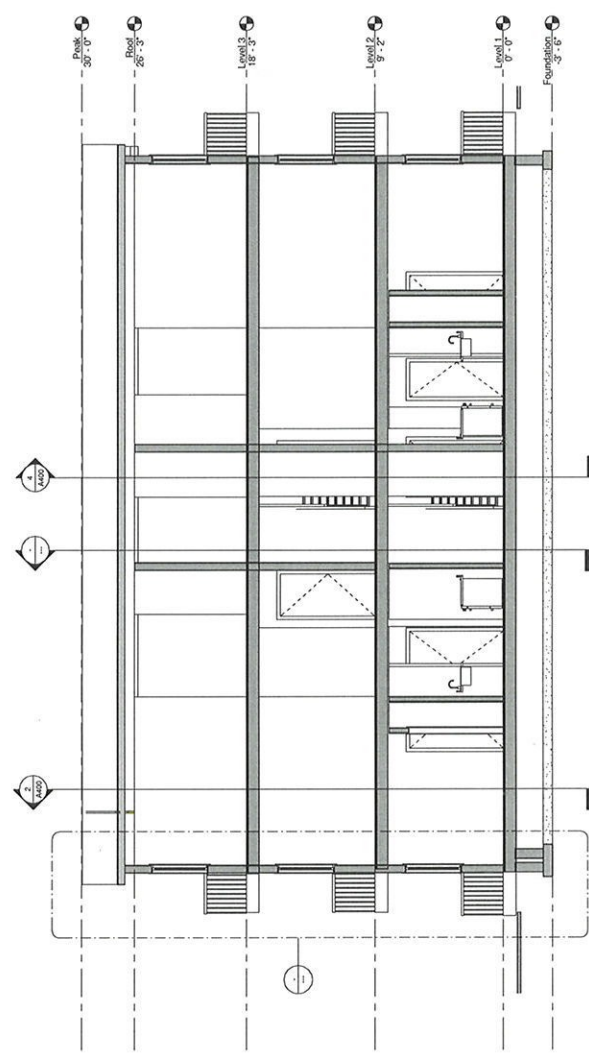
Project number	15-12-19
Drawn by	JPC
Checked by	JPC



④ Section 4  
1/8" = 1'-0"



⑤ Section 5  
1/8" = 1'-0"



① Section 1  
1/8" = 1'-0"



# 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: FISH Apartments

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)?

# J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

DECEMBER 12, 2019

CARSON CITY BUILDING DEPARTMENT  
108 E PROCTOR ST  
CARSON CITY, NEVADA 89701

RE: 1421 N. CARSON ST – A.P.N. 002-136-01

THE FOLLOWING ARE WATER USAGE ESTIMATES FOR THE REFERENCED PROJECT:

## RESIDENTIAL

85 GPD X 120 PEOPLE (365 DAYS YR) = 3,723,000 GAL/YR.

12 ONE BDRM X 2 = 24 PEOPLE  
24 TWO BDRM X 4 = 96 PEOPLE

## COMMERCIAL:

20 GPD X 6 EMP X (5 DAYS/WK X 52 WKS/YR- 6 HOLIDAYS) = 30,408 GAL/YR.

## IRRIGATION WATER:

LAWN - 3 FT/YR x 3000 SQ FT = 9,000 CU FT/YR OR (7.48 X 9000) = 67,320 GAL/YR  
SHRUBS/TREES x 2.33 FT/YR X 8178 SQ FT = 19,054 CU FT/YR OR (7.48 X 19054) = 142,529 GAL/YR

**TOTAL FOR YEAR:** 3,963,257 GAL/YR OR AT 325,857 GAL/ACRE FEET = 12.16 ACRE/FT/YR  
OR AT 365 DAY/YR = 10,858 GPD

SINCERELY,

JOHN P. COPOULOS, A.I.A.



ACCOUNT CONSUMPTION HISTORY

PREPARED 10/24/19  
PROGRAM UT475L  
CARSON CITY UTILITIES

CUSTOMER: 223115 WHISTLE-STOP INN  
C/O BETTY BRINSON  
950 N MINNESOTA ST  
CARSON CITY NV 897033815

LOCATION: 15910 1421 N CARSON ST #2  
CYCLE/ROUTE: 06-26  
STATUS: A

METER NUMBER: 00099922568 METER SIZE: 150						
DATE	READING TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION ORIGINAL DEMAND
10/15/19	REG	29	10/19 10/24/19	27.00	.00	
9/16/19	REG	33	9/19 9/24/19	28.00	.00	
8/14/19	REG	30	8/19 8/22/19	29.00	.00	
7/15/19	REG	31	7/19 7/24/19	19.00	.00	
6/14/19	REG	30	6/19 6/22/19	19.00	.00	
5/15/19	REG	30	5/19 5/23/19	17.00	.00	
4/15/19	REG	32	4/19 4/23/19	23.00	.00	
3/14/19	REG	29	3/19 3/23/19	21.00	.00	
2/13/19	REG	30	2/19 2/23/19	20.00	.00	
1/14/19	REG	33	1/19 1/23/19	33.00	.00	
12/12/18	REG	29	12/18 12/22/18	32.00	.00	
11/13/18	REG	29	11/18 11/21/18	5.00	.00	
10/15/18	REG	32	10/18 10/23/18	7.00	.00	
TOTALS: 397				280.00	.00	
AVERAGE DAILY USAGE:				.70	.00	

PREPARED 10/24/19  
PROGRAM UT475L  
CARSON CITY UTILITIES

CUSTOMER: 223115

WHISTLE-STOP INN  
C/O BETTY BRINSON  
950 N MINNESOTA ST  
CARSON CITY

NV 897033815

LOCATION: 15900  
CYCLE/ROUTE: 06-26  
STATUS: A

1421 N CARSON ST #1

WATER

METER NUMBER: 00015994786 METER SIZE: 100

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
10/15/19	REG	29	10/19 10/24/19	34.00	.00		
9/16/19	REG	33	9/19 9/24/19	48.00	.00		
8/14/19	REG	30	8/19 8/22/19	37.00	.00		
7/15/19	REG	31	7/19 7/24/19	31.00	.00		
6/14/19	REG	30	6/19 6/22/19	25.00	.00		
5/15/19	REG	30	5/19 5/23/19	27.00	.00		
4/15/19	REG	32	4/19 4/23/19	31.00	.00		
3/14/19	REG	29	3/19 3/23/19	27.00	.00		
2/13/19	REG	30	2/19 2/23/19	27.00	.00		
1/14/19	REG	33	1/19 1/23/19	27.00	.00		
12/12/18	REG	29	12/18 12/22/18	44.00	.00		
11/13/18	REG	29	11/18 11/21/18	19.00	.00		
10/15/18	REG	11	10/18 10/23/18	6.00	.00		
10/04/18	SET	10	10/18 10/23/18	.00	.00		
10/04/18	OUT	21	10/18 10/23/18	11.00	.00		

TOTALS: 397

394.00

.00

AVERAGE DAILY USAGE:

.99

.00

# Fire Flow Test Data Sheet



Location of Test (Street and Cross Street): Carson St. - Park Street

Address Nearest Residual Hydrant: 1421 N. Carson St.

Test Date: 12/10/2016

Test Time: 945

Testing Personnel: MT, NR, BD

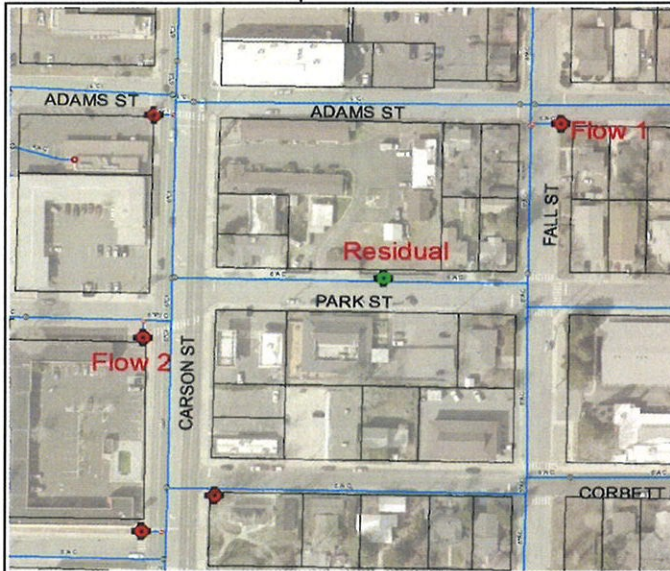
Pressure Zone: 4880 Main Size: 6"

Comments: \_\_\_\_\_

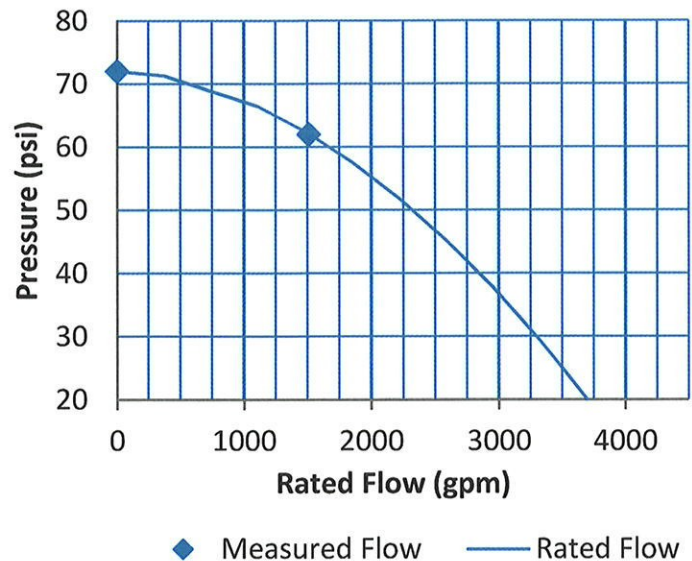
## Test Results:

Residual Hydrant		Flow Hydrant(s)					
Static:	72 psi		Hydrant Tester	Pitot Pressure (psi)	Discharge Diameter (in)	Outlet Coeff. (c)	Pitot Flow (gpm)
Residual:	62 psi						
Pressure Drop:	10 psi	Flow 1	HM1	25	2	1.307	780
	14 %	Flow 2	HM2	22	2	1.307	732
		Flow 3					
Total							1512

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation)

20 psi

Rated Capacity at 20 psi residual pressure.

3,700 gpm

Based on NFPA 291 - 2019 Edition and APWA Manual 17 - Fourth Edition

Pursuant to NFPA 291, fire flow test data over five years old should not be used.

Hydrant OBJECTID: 1346

Data Sheet File Name: Carson-Park.pdf