

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2020

FILE NO: LU-2020-0036

AGENDA ITEM: E-3

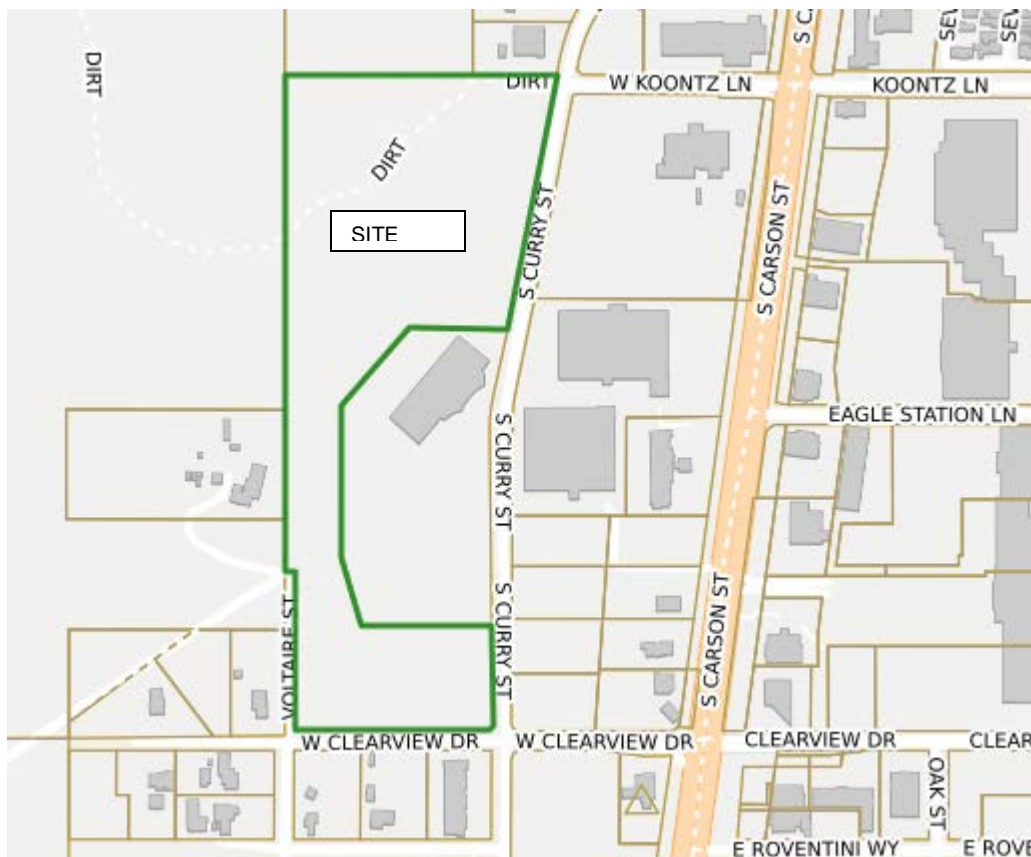
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for more additional signage than is allowed on property zoned Multi-Family Apartment (MFA) and General Commercial (GC), located at 400 West Clearview Drive and 3700 South Curry Street, APN 009-151-65.

STAFF SUMMARY: The subject property is currently under construction. When completed, it will have 370 apartment units, with access from West Clearview Drive and South Curry Street. The applicant is proposing freestanding signs at each entrance, as well as on-site directories. Per 4.7.2 of the Development Standards, multifamily uses may only have one free standing sign not exceeding 32 square feet. Per 4.6.5 of the Development Standards, variations to the regulations and standards may only be permitted by special use permit. The Planning Commission is authorized to approve a Special Use Permit.

RECOMMENDED MOTION: "I move to approve LU-2020-0036, based on 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 the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All signs must be at least 10 feet from sewer and water mains and laterals.
6. Signs must not impede sight distance on interior drive isles or at entrances.
7. Prior to issuance of a building permit, address messaging on each sign shall be reviewed and approved by the Fire Marshall to ensure clarity for emergency response.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.105 (Multifamily Apartment), CCMC 18.04.135 (General Commercial), Development Standards 4.6.5 (Signs: Variation from Certain Regulations and Standards)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

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

KEY ISSUES: KEY ISSUES: Will the proposed sign be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: General Commercial / Movie Theater and Casino
- WEST: Single Family One Acre and Conservation Reserve / Single Family Residential and vacant
- NORTH: General Office and Conservation Reserve / Commercial and Vacant
- SOUTH: Single Family One Acre and Retail Commercial / Commercial and Vacant

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X, X Shaded, and AH
- EARTHQUAKE FAULT: Moderate Severity Type III
- FAULT ZONE: On site
- SLOPE: The site is considered hillside

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 22.1 acres
- EXISTING DEVELOPMENT: 370-unit apartment complex under construction

PREVIOUS REVIEWS:

SUP-17-012: Special Use Permit for a Hotel

SUP-17-035: Special Use Permit for a 300-unit apartment complex

SUP-17-035-02: Modification to the Special Use Permit to allow for 370 units

DISCUSSION:

The subject property is currently being developed as a 370-unit apartment complex. The property has frontage on South Curry Street and West Clearview Drive, and takes access from both streets.

The applicant proposes two six foot tall monument signs, one at each entry. Both signs are proposed to be six feet tall, and approximately 8 feet, 3 inches wide. The signs will utilize stone pillars, and external gooseneck lighting. The sign on West Clearview Drive will be located to the west of the driveway, and the sign on South Curry Street will be located to the south of the driveway.

The applicant is also proposing two six foot tall directory signs, one in front of the clubhouse and one at the top of the northern driveway. The signs' width will be four feet, 8.5 inches. The signs will be located on a stone base.

Per the Development Standards 4.7.2, Multifamily Residential Uses are permitted to have the following signs:

- One sign denoting the name of the multi-family residential use either freestanding or attached, not exceeding 32 square feet in area;
- One address sign not exceeding four square feet in area;
- One address sign not exceeding two square feet for each unit within the complex.

Per Development Standards 4.6.5, variations to the regulations and standards may only be permitted by special use permit. The Planning Commission is authorized to approve a special use permit.

Per Development Standards 4.4.7.e, a community directory sign is exempt from the sign regulations provided the Planning Commission approves of the location size, height, width and general design.

PUBLIC COMMENTS: Public notices were mailed to 39 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.

Engineering

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

- The project must meet applicable Carson City Development Standards and Standard details including, but not limited to, the following:
 - All signs must be at least 10 feet from sewer and water mains and laterals.
 - Signs must not impede sight distance on interior drive isles or at entrances.

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.

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

The additional signage will have no impact to sewer or water service, and negligible impact to storm drainage if the above condition of approval is met.

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.

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 Mixed Use Commercial. In approving the Special Use Permit for the apartments, the Planning Commission found that the use is consistent with the Master Plan. The signs enhance the apartment use, and do not change the apartment use.

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.*

The proposed use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. The signs at the entrances will utilize dark sky compliant lighting that will not create off site glare. The signs will not create objectionable noise, vibrations, fumes, odors, dust, or physical activity. Each entry sign is roughly 2.4 feet by 5 feet, yielding a sign area of approximately 12 square feet. The directory signs are on-site.

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

The signs will help drivers locate the entrance to the apartment complex and avoid drivers from going into the neighborhood to the west. The signs will be located outside of the site triangle to avoid any safety hazards. The signs themselves will not create a detrimental effect on either 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 signs will not create any demands on public services and facilities. The directory signs will assist the emergency responders determine where they need to be. The signs will not overburden public services and facilities.

5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.*

The applicant is seeking two signs denoting the name of the multi-family complex whereas the code allows only one sign by right. Given the site of this complex and that it has points of entry on two different streets, staff finds that this is a good case for a special use permit.

Also, the directory signs are subject to review by the Planning Commission relative to location size, height, width and general design. The directory signs are proposed on-site. Given the size of the complex, staff finds that the location, size, height, and width of the directory signs is appropriate.

The signs will meet all other applicable City standards.

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

As conditioned, the proposed signs will not be detrimental to public health, safety, convenience and welfare. The signs will not create noise or glare and will be outside of the line of site so as to not compromise traffic safety.

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

The proposed signs will not result in material damage to other property in the vicinity. Conditions have been recommended to address traffic safety.

Attachments:
Application (LU-2019-0036)

RECEIVED

OCT 02 2020

CARSON CITY
PLANNING DIVISION

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

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: 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 # LU-2020-0036

APPLICANT **PHONE #**
 Tanamera Construction, LLC 775-850-4200

MAILING ADDRESS, CITY, STATE, ZIP
 5560 Longley Lane Suite 200 Reno, NV 89511

EMAIL ADDRESS
 nseuss@tcnev.com

PROPERTY OWNER **PHONE #**
 Voltaire Master, LLC 530-582-4033

MAILING ADDRESS, CITY, STATE, ZIP
 11890 Donner Pass Rd, Suite 4, Truckee, CA 96161

EMAIL ADDRESS
 daulwurm@kromerinvestments.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Nachele Seuss 775-850-4200 ex 131

MAILING ADDRESS, CITY STATE, ZIP
 5560 Longley Lane Suite 200 Reno, NV 89511

EMAIL ADDRESS

nseuss@tcnev.com

Project's Assessor Parcel Number(s):

009-151-61

Street Address

328 West Clearview Drive, Carson City, NV 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

South Curry Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. This is an amendment to all original SUP 17-035-02. We are asking for one (1) additional freestanding ID monument on the north elevation and two (2)

directories showing locations of the site plan for the fire department

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

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

STATE OF NEVADA
COUNTY Washoe

On October 2, 2020, Stephen Kromer, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



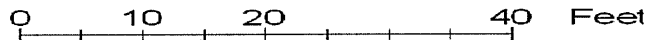
NACHELE KAYE SEUSS
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No. 13-9906-2 - Expires Jan 16, 2021

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.

SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. 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.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:
 - a. 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.
 - b. 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:



- c. 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.
 - d. Title block in lower right-hand corner including:
 - i. Applicant's name, mailing address, and daytime phone number (including area code).
 - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - v. Project title and permit request. (Example: Variance, Special Use Permit).
8. Property lines of the subject property with dimensions indicated.
9. 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.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. 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.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

13. 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.
14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
15. If specific landscape areas are required or provided, show with dimensions.
16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

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.

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.

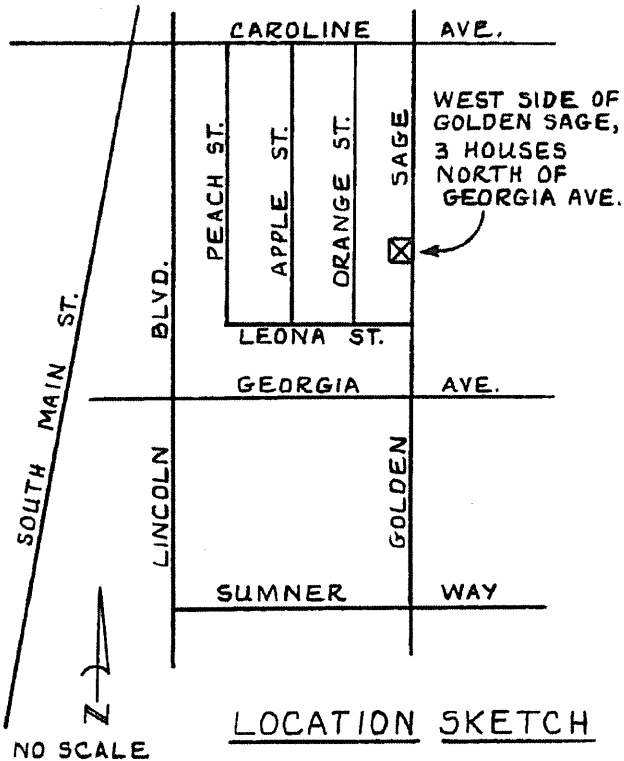
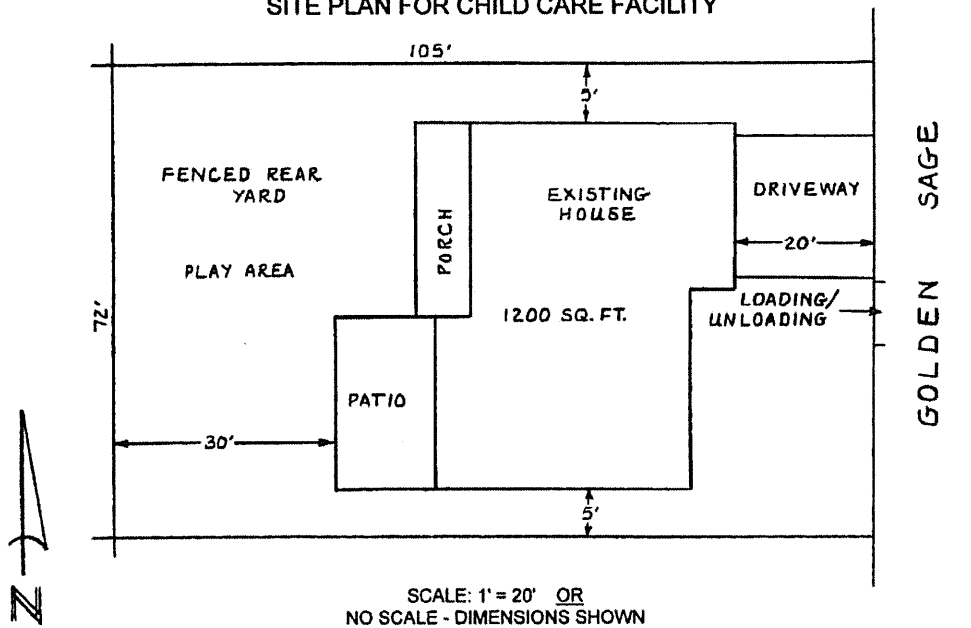

Applicant's Signature

Nachele Seuss
Print Name

10/2/2020
Date

EXAMPLE SITE PLAN

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)

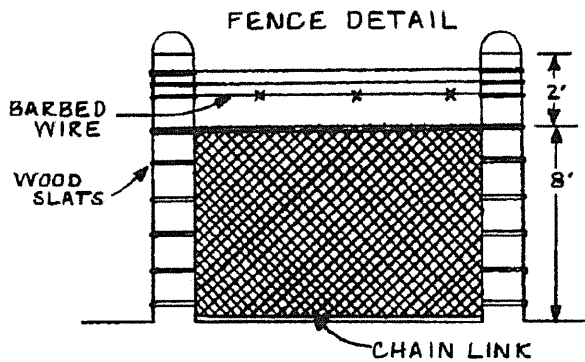
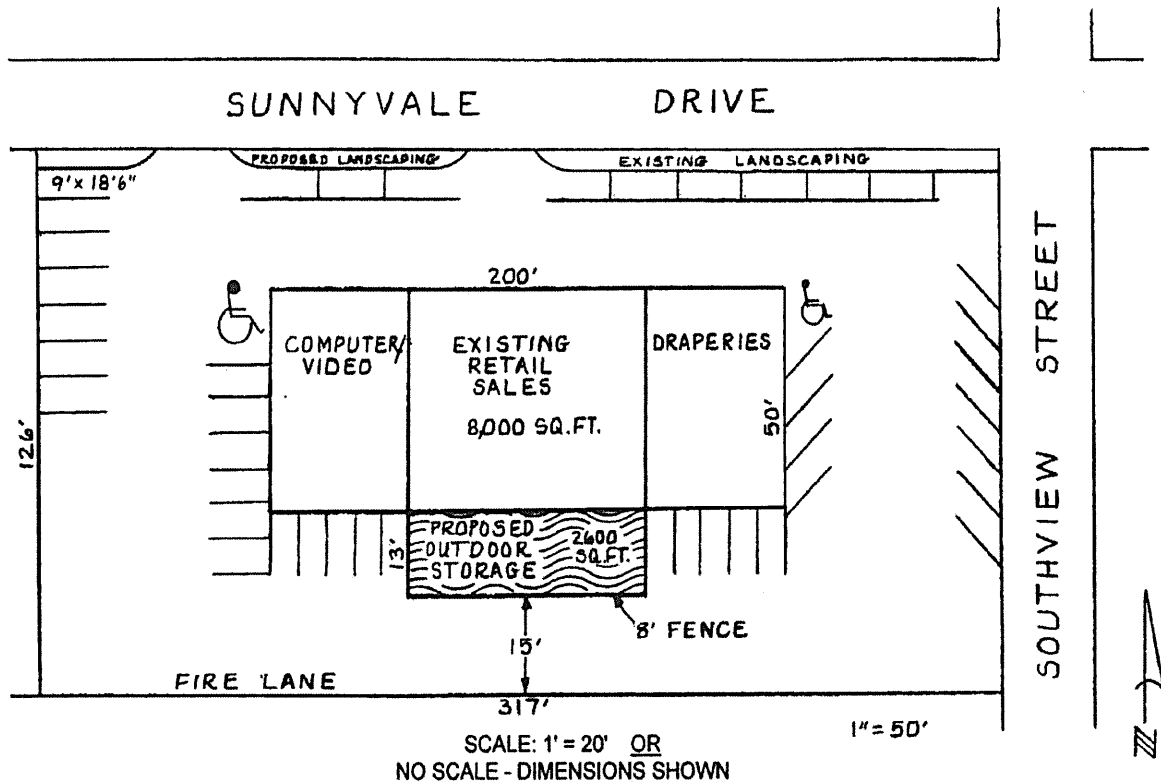
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

EXAMPLE SITE PLAN

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

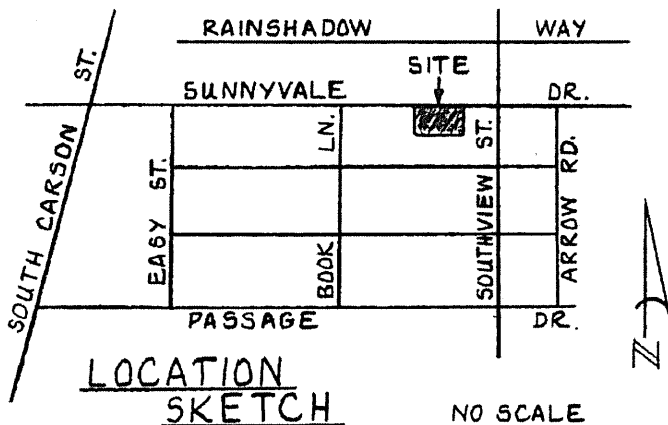
LOCATION: 123 Anyplace

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: Carson Hills 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)?

18.02.080 - Special use permit Findings

1) The proposed signage will be consistent with the existing one that we just built that corresponds with the architectural colors and elements of the center. See figure A and B

Figure A

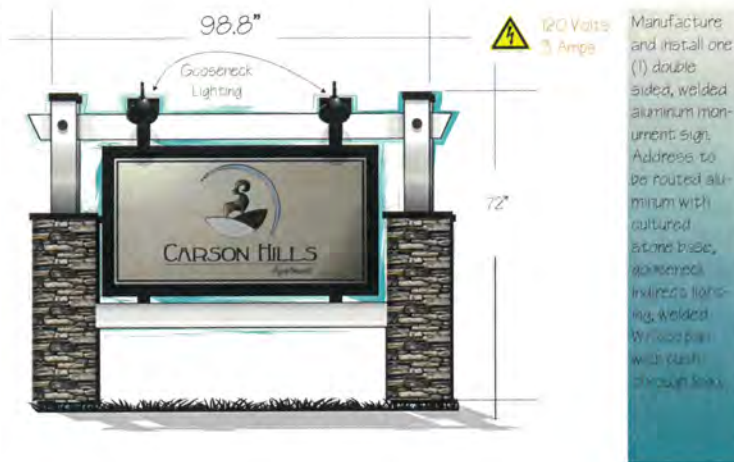


Figure B



2) These additional signs 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;

They will be helpful to identify the apartment complex and be able to navigate what address and buildings are where. The fire department has expressed the urgency of getting the directory signage up as soon as possible in the event they will need direction finding the location necessary in a emergency situation.

3) The signage will have little or no detrimental effect on vehicular or pedestrian traffic as we will comply with the safety site traffic triangle that dictates no obstruction for visibility to any traffic conditions.

4) These signs will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements as the lighting will be low volt LED and provide more security at night for not only people trying to find their destination but for vandalism and any other security issues.

5) These signs meet the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district regarding setbacks, square footage, height restrictions, engineering and safety.

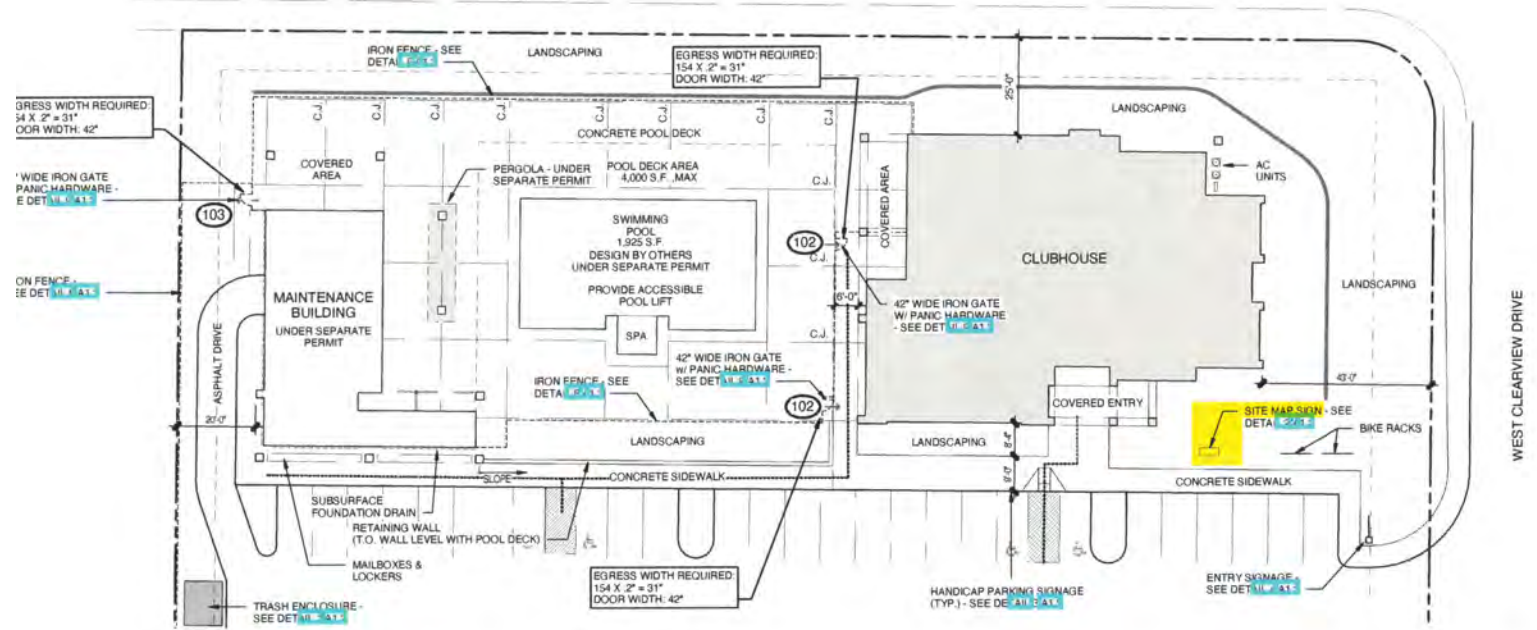
6) These signs will not be detrimental to the public health, safety, convenience and welfare and will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

7) To support the findings for these signs and the safety of the property and all prospective tenants or occupants are supported with stamped engineering and proof that these will be a positive addition to this property not only for safety purposes but rather to enhance the architectural aspect of beautification keeping these a natural look to tie into the architecture.

See figure C for engineering

Special Use Permit/Additional Signage

SOUTH CURRY STREET



2 CLUBHOUSE & POOL DECK AREA PLAN
AT.1 SCALE: 1" = 20'-0"



OWNER: Voltaire Master
501 W 1st Street#200B
Reno, NV 89503

APPLICANT: Tanamera Construction, LLC

REQUEST: Additional signage for directory/site map sign

LOCATION: 328 West Clearview Drive

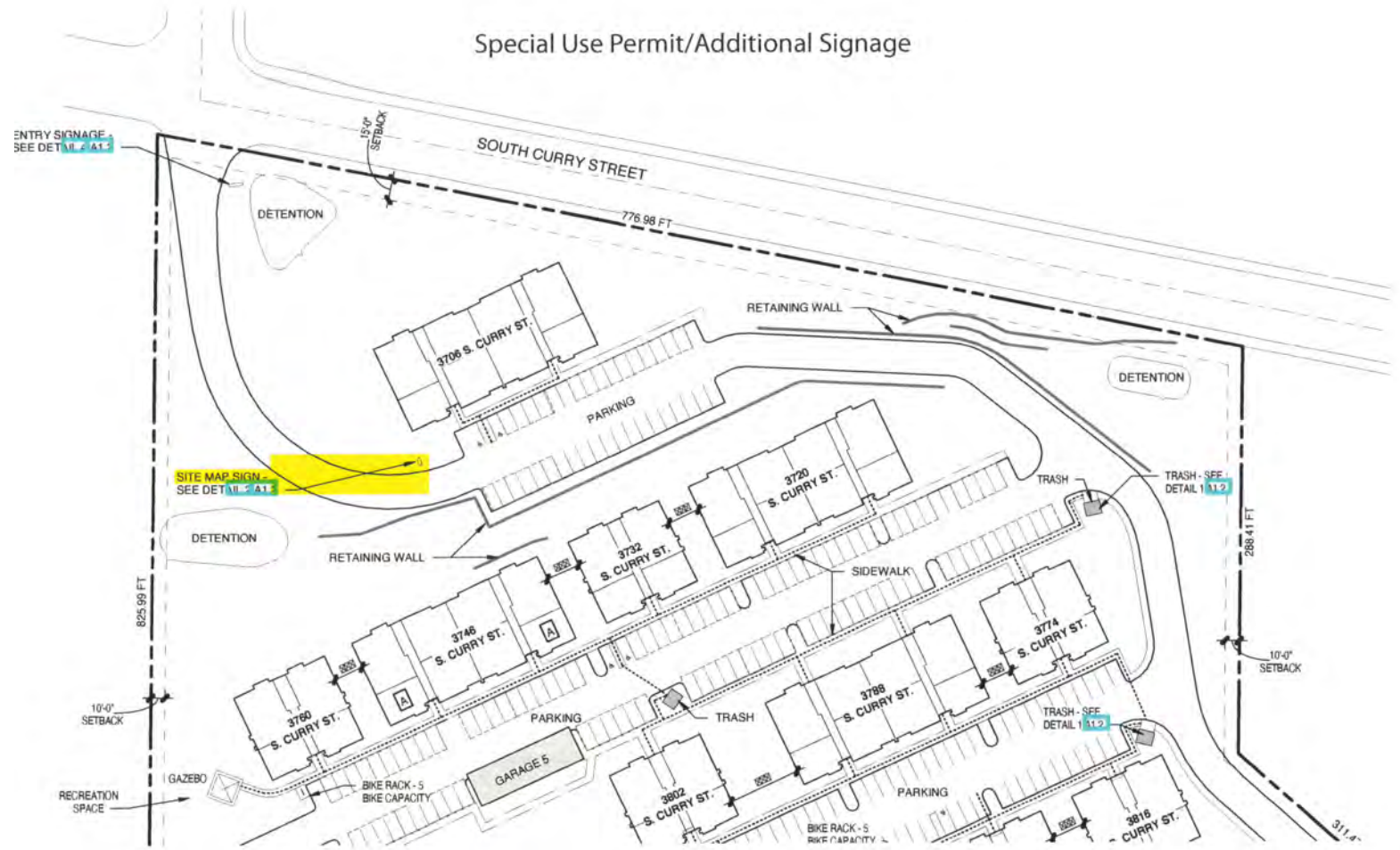
ZONING: Multifamily

MASTER PLAN LAND USE DESIGNATION: Mixed Use

APN: 009-151-61

Site Plan Prepared by CWX Architects Inc.

Special Use Permit/Additional Signage



OWNER: Voltaire Master
501 W 1st Street#200B
Reno, NV 89503

APPLICANT: Tanamera Construction, LLC

REQUEST: Additional signage for directory/site map sign

LOCATION: 328 West Clearview Drive

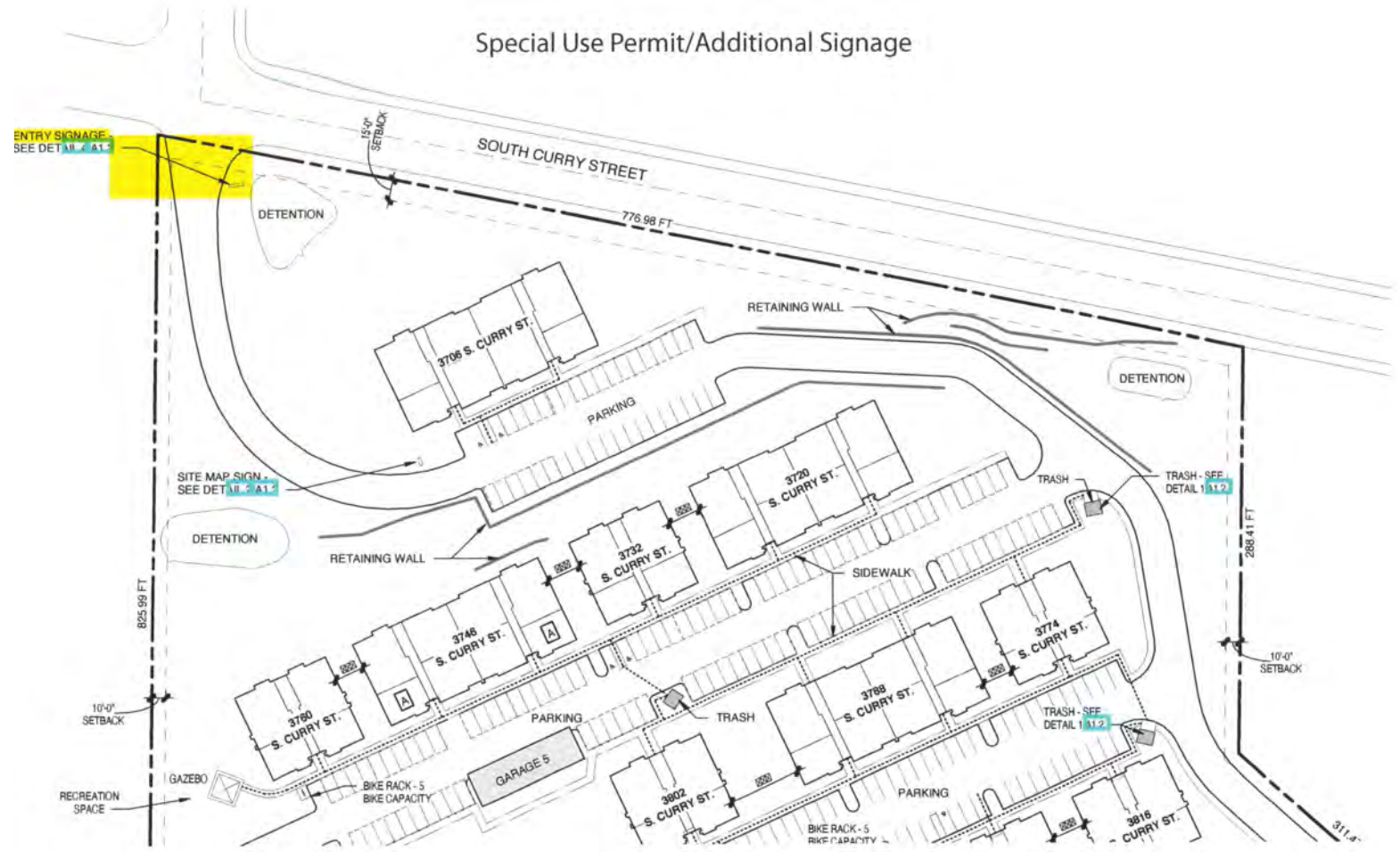
ZONING: Multifamily

MASTER PLAN LAND USE DESIGNATION: Mixed Use

APN: 009-151-61

Site Plan Prepared by CWX Architects Inc.

Special Use Permit/Additional Signage



OWNER: Voltaire Master
501 W 1st Street#200B
Reno, NV 89503

APPLICANT: Tanamera Construction, LLC

REQUEST: Additional signage for directory/site map sign

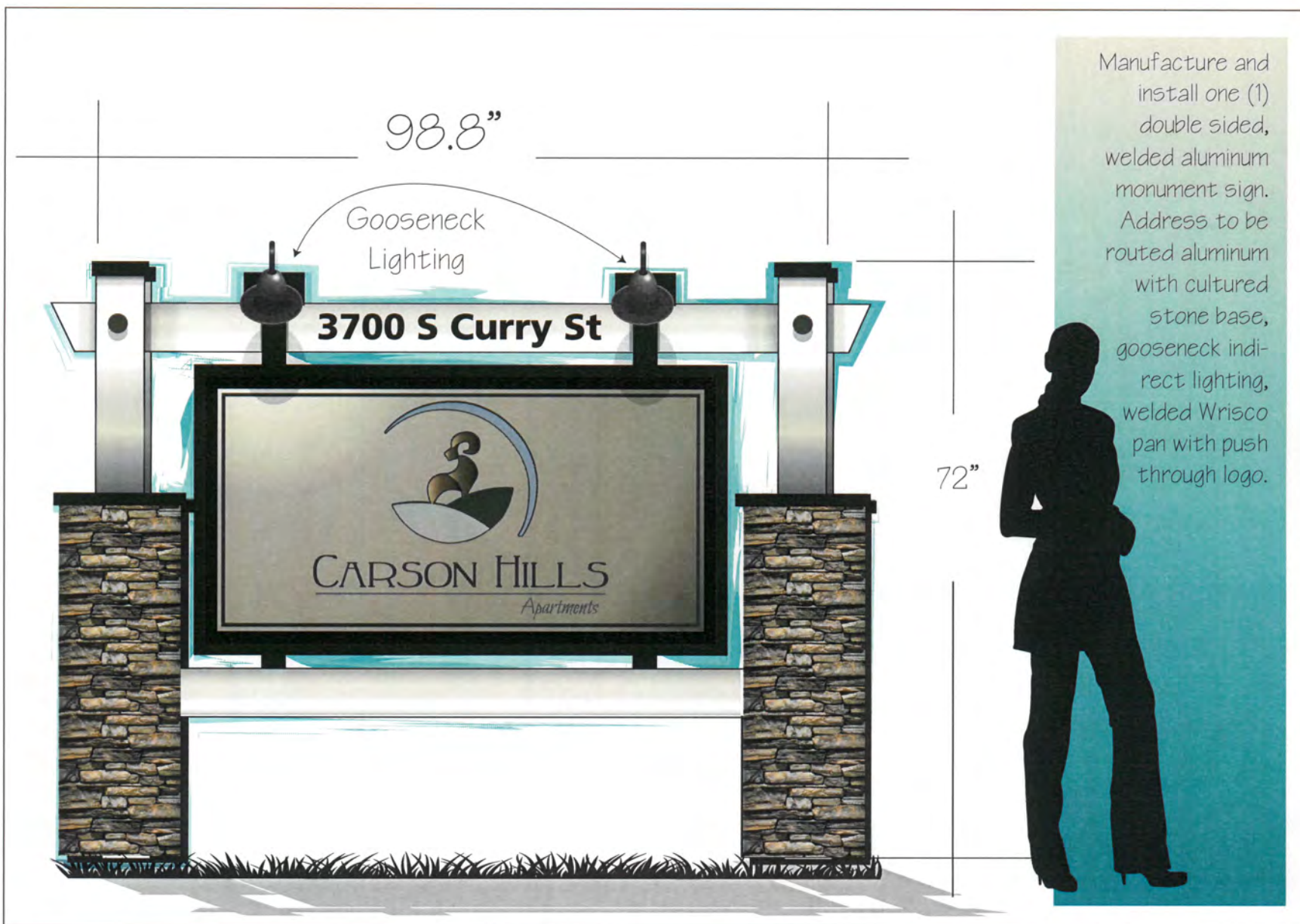
LOCATION: 328 West Clearview Drive

ZONING: Multifamily

MASTER PLAN LAND USE DESIGNATION: Mixed Use

APN: 009-151-61

Site Plan Prepared by CWX Architects Inc.



Manufacture and install one (1) double sided, welded aluminum monument sign. Address to be routed aluminum with cultured stone base, gooseneck indirect lighting, welded Wrisco pan with push through logo.



LAYOUT

LAYOUT BY:	JW
CLIENT:	Carson Hills
DATE:	01/02/2020
<small>THIS DRAWING IS TO REPRESENT DESIGN CONCEPTION ONLY. ALL SIZES ARE APPROXIMATE. ALL COLORS AND MATERIALS TO BE DETERMINED. THIS DOCUMENT IS AN ORIGINAL AND UNPUBLISHED PIECE OF WORK CREATED AND PREPARED BY JULIE'S SIGN SHOPPE. IT CONTAINS INFORMATION THAT IS PROPRIETARY TO JULIE'S SIGN SHOPPE. THE SHADOWS, REPRODUCTION, COPY, DISTRIBUTION OR ANY OTHER USE OF THIS DOCUMENT AND ITS CONTENTS IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF JULIE'S SIGN SHOPPE.</small>	
NV. LIC #56704 <small>NEVADA CONTRACTORS LICENSE</small>	

info@thesignchicks.com
775-746-4337

Map to be determined



Manufacture and install welded aluminum directory with raised aluminum "DIRECTORY and phone number", automotive painted finish, cultured stone base, aluminum Wrisco pan with 3M reflective graphic.



LAYOUT

LAYOUT BY:

JW

CLIENT:

Carson Hills

DATE:

01/02/2020

THIS DRAWING IS TO REPRESENT DESIGN CONCEPTION ONLY. ALL SIZES ARE APPROXIMATE. ALL COLORS AND MATERIALS TO BE DETERMINED. THIS DOCUMENT IS AN ORIGINAL AND UNPUBLISHED WORK OF WORKS CREATED AND PREPARED BY JULIE'S SIGN SHOPPE. IT CONTAINS INFORMATION THAT IS PROPRIETARY TO JULIE'S SIGN SHOPPE. THE SHARING, REPRODUCTION, COPY, DISTRIBUTION OR ANY OTHER USE OF THIS DOCUMENT AND ITS CONTENTS IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF JULIE'S SIGN SHOPPE.

NV. LIC #56704

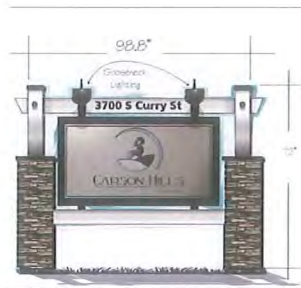
NEVADA CONTRACTORS LICENSE

info@thesignchicks.com

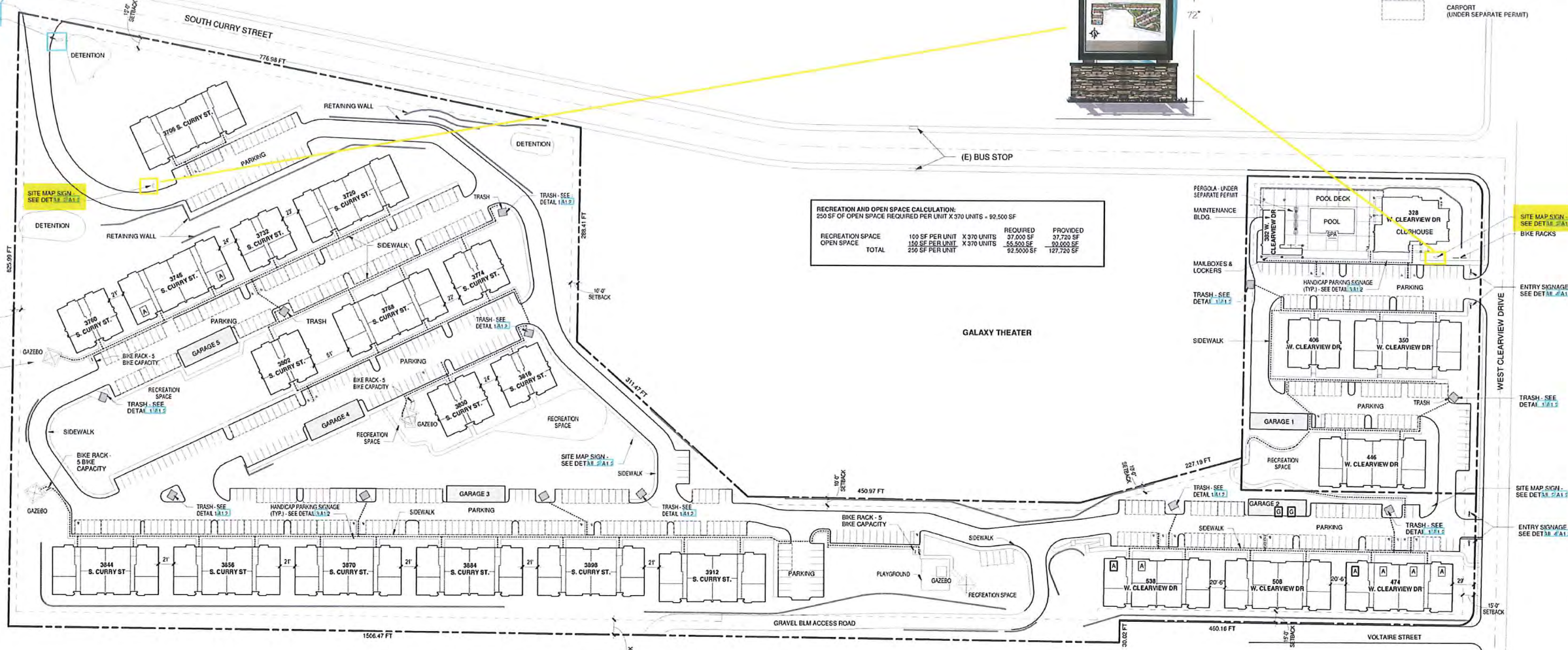
775-746-4337

PROPOSED SECOND MONUMENT LOCATION

PROPOSED DIRECTORY SIGNAGE LOCATIONS (2)



2 CLUBHOUSE & POOL DECK AREA PLAN
SCALE: 1" = 20'-0"



RECREATION AND OPEN SPACE CALCULATION:
250 SF OF OPEN SPACE REQUIRED PER UNIT X 370 UNITS = 92,500 SF

RECREATION SPACE	100 SF PER UNIT	X 370 UNITS	REQUIRED	37,000 SF	PROVIDED	37,720 SF
OPEN SPACE	150 SF PER UNIT	X 370 UNITS	REQUIRED	55,500 SF	PROVIDED	55,780 SF
TOTAL	250 SF PER UNIT	X 370 UNITS	REQUIRED	92,500 SF	PROVIDED	93,500 SF

SITE PLAN NOTES

- COORDINATE SITE WORK WITH CIVIL SITE IMPROVEMENT DWGS. AND LANDSCAPE AND IRRIGATION PLANS PREPARED BY OTHERS. ALL AREAS TO BE DISTURBED BY CONSTRUCTION MUST BE LANDSCAPED AND IRRIGATED PER LANDSCAPE DRAWINGS.
- PLACEMENT OF STRUCTURE WITHIN SETBACKS AND OUTSIDE OF EASEMENTS SHALL BE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR TO VERIFY (VERT. & HORIZ.) LOCATION OF ALL UTILITIES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. PROVIDE ALL EXISTING AND NECESSARY UTILITIES TO PRIMARY AND ACCESSORY STRUCTURES AS SHOWN OR NOTED ON DRAWINGS OR AS OTHERWISE REQUIRED FOR THE PROJECT.
- PROVIDE BACKFILL TO WITHIN 6" MINIMUM OF THE BOTTOM EDGE OF EXTERIOR BUILDING MATERIAL. SLOPED GRADE AT STEPPED FOOTING AREAS MAY BE GREATER. COORDINATE WITH EXTERIOR ELEVATIONS, FOUNDATION PLAN AND FOUNDATION DETAILS.
- FINISH GRADES SHALL NOT EXCEED A SLOPE RATIO OF 1 FT. VERT. PER 5 FT. HORIZ. UNLESS SHOWN OTHERWISE. ALL SUCH SLOPES SHALL BE STABILIZED WITH LANDSCAPING AND/OR Boulders.
- SLOPE LANDSCAPED AREAS 5% MINIMUM AWAY FROM STRUCTURES AND TOWARD DRAINAGE SWALES AS SHOWN ON PLANS OR AS OTHERWISE REQUIRED FOR PROPER DRAINAGE.
- THE FINISH, COLOR, TEXTURE, PATTERN AND CONTROL JOINT LOCATIONS OF ALL CONCRETE FLOWWORK SHALL BE COORDINATED PRIOR TO COMMENCEMENT OF FLATWORK.
- THE GENERAL CONTRACTOR SHALL ESTABLISH WORK LIMITS AND MATERIAL STAGING AREAS THAT MINIMIZE THE IMPACT TO THE SITE. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING LANDSCAPING AND SITE AMENITIES, (I.E. AREAS TO REMAIN NATURAL, TREES, SHRUBS, ROCK OUTCROPPINGS, STRUCTURES, UTILITIES ETC.) THE GENERAL CONTRACTOR SHALL USE ANY AND ALL MEANS AVAILABLE TO PREVENT DAMAGE FROM OCCURRING DAMAGE TO ANY OF THESE ITEMS SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO COST TO THE OWNER.

SITE LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE, MAX SLOPE 1:20
- RETAINING WALLS - REFER TO CIVIL DWGS
- TYPE A ACCESSIBLE UNITS ON ACCESSIBLE GROUND LEVEL. SEE CODE ANALYSIS FOR UNIT NUMBERS
- ACCESSIBLE GARAGE PARKING SPACE
- SUBJECT BUILDINGS / STRUCTURES (THIS SET OF DRAWINGS)
- CARPORT (UNDER SEPARATE PERMIT)



CWX ARCHITECTS INC.
1680 Montclair Ave., Suite A
Reno, Nevada
(775) 829-7747
www.cwxarchitects.com

CARSON HILLS APTS. - CLUBHOUSE
CARSON CITY, NEVADA
KROMER INVESTMENTS INC.

Study and drawings created
herein are protected under
NRS 403 and 404 copyright laws.
Unauthorized duplication is a
violation of state and federal law.



REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE

PERMIT SET 07/27/2018

10616
PF
CW

TITLE
ARCHITECTURAL
SITE PLAN

SHEET

A1.1