

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 27, 2021

FILE: LU-2020-0047

AGENDA ITEM: E.4

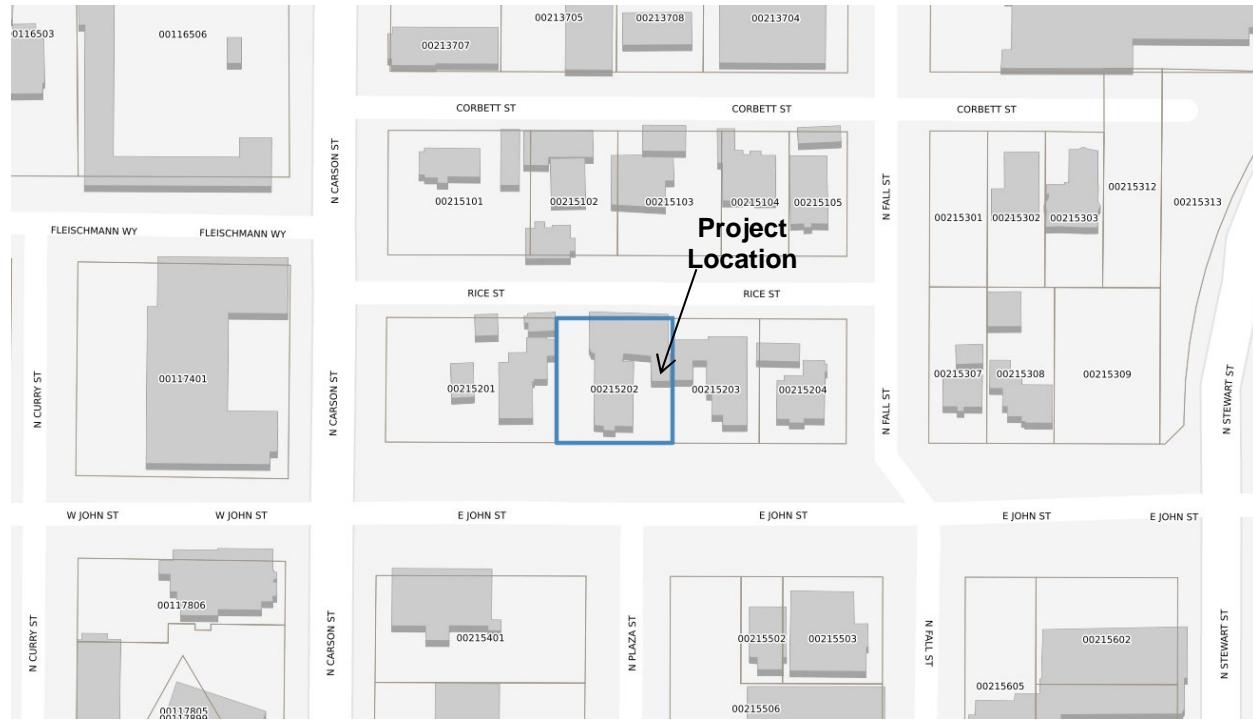
STAFF AUTHOR: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-18-135) to occupy an additional 246 square feet of existing building on property zoned Retail Commercial (RC), located at 113 Rice Street, APN 002-152-02. (Heather Ferris, h ferris@carson.org).

STAFF SUMMARY: On October 24, 2018 the Planning Commission approved a Special Use Permit (SUP-18-135) to operate a Tattoo Parlor in an existing building on Rice Street. The zoning code was previously amended to allow for Tattoo Parlors in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission. The applicant is now requesting an amendment to expand their business into the attached 246 square foot room to the south of their existing building. The Planning Commission is authorized to approve an amendment to a Special Use Permit.

RECOMMENDED MOTION: "I move to approve LU-2020-0047, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

Note: The based language in these conditions is the language from the conditions of approval approved on October 24, 2018 with SUP-18-135. Language proposed to be added appears in bold with an underline. Language proposed to be deleted appears with a strikethrough.

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.

3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. Prior to commencement of use, the applicant must obtain a Business License and a Health Permit.
5. Building permits to meet applicable health code and/or change in occupancy may be required.
6. **The applicant must submit plans in accordance with Nevada Administrative Code (NAC) 444.0779 to the local Health Authority for review and approval prior to utilizing the space for their business.**

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.130 (Retail Commercial)

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

ZONING DESIGNATION: Retail Commercial (RC)

KEY ISSUES: Will the use 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:

NORTH: Retail Commercial / bar, retail shops & single-family residence

EAST: Retail Commercial / office

WEST: Retail Commercial & General Commercial / retail shops & used car sales

SOUTH: Downtown Mixed-Use & Retail Commercial / payday loan center & retail shops

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (Area of Minimal Flooding)

EARTHQUAKE FAULT: Zone II (Moderate)

SLOPE/DRAINAGE: Site is relatively flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.21 acres

BUILDING SIZE: existing 900 square feet of a multi-tenant property; proposed expansion of 246 square feet

SITE HISTORY:

U-81-61: (January 7, 1982) Denial of Special Use Permit for a Bar/Restaurant on a property in the Retail Commercial zoning district.

U-91/92-8: (September 24, 1991) Approval of a Special Use Permit for a residence on a property in a Retail Commercial zoning district.

M-91/92-14: (May 7, 1992) Denial of appeal of an administrative decision regarding parking requirements on property zoned Retail Commercial. The denial of the appeal clarified that existing parking for existing uses can remain, however, if a use or building is expanded requiring

more parking, that use must have adequate parking under current Carson City Municipal Code requirements.

SUP-18-135: (October 24, 2018) The Planning Commission approved Special Use Permit for a tattoo parlor to operate within 900 square feet of a multi-tenant building.

DISCUSSION:

The subject parcel is 0.21 acres and zoned Retail Commercial (RC). The property is a multi-tenant property, with uses including a music store, retail space, residence and single car garage, and the subject tattoo parlor and adjacent vacant space.

Per Carson City Municipal Code (CCMC) 18.04.130.2 a tattoo parlor is a conditional use in the RC zoning district; therefore, a Special Use Permit is required before establishing the use. On October 24, 2018 the Planning Commission approved a Special Use Permit to allow for a tattoo parlor to operate in a 900 square foot space at the subject property. The applicant is seeking to expand into the adjacent 246 square foot space within the same multi-tenant building. This expansion is considered an amendment to the existing Special Use Permit as it did not anticipate the use of this additional space. The Planning Commission is authorized to approve an amendment to the Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 35 property owners within 350 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on January 14, 2021. As of the writing of this report no written comments have been received regarding the proposed expansion. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting of January 27, 2021, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval. The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

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

The request is not in conflict with any Engineering Master Plans.

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

Development Engineering has no comment on this finding.

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

The existing infrastructure is sufficient to provide safe access and circulation.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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.

Fire Department:

- Project must comply with International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

Health Department

- Rice Street Tattoo must submit plans in accordance with Nevada Administrative Code (NAC) 444.0779 to the local Health Authority for review and have them approved prior to utilizing the space for their business.

Environmental Control:

- If the project will disturb greater than 160 square surface feet, an asbestos assessment is required on all applicable materials being demolished (CCMC 12.12.6 and 40 CFR Part 61).
- 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 at the Carson City Building Department (CCMC 12.12.065).
- An EPA 10-Day Notification may be required depending on the results of the asbestos assessment. If demolishing load bearing walls or an entire structure, an EPA 10-day Notification is mandatory. Please submit a copy of this document at the Carson City Building Department, along with the proof that the notification was sent to EPA Region IX (CCMC 12.12.065).
- 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 environmental control department before this material will be allowed to enter the landfill (CCMC 12.12.050).

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 objectives of the Master Plan elements.*

The subject property is designated as Community / Regional Commercial in the Master Plan. This land use designation is characterized by a mix of retail and commercial services in a concentrated and unified center that serves the local community. The subject property has been developed as a unified multi-tenant property that serves the local community. The property is also located within Redevelopment Area #1. Expanding the tattoo parlor into the adjacent vacant commercial space will help to meet the policies of the Master Plan related to redevelopment/re-use of vacant or under-utilized buildings. The occupancy of the existing tenant spaces with the proposed expansion is consistent with the Master Plan.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is*

compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The subject property is in a commercial, multi-tenant building, including the existing tattoo parlor. Most of the surrounding uses are also commercial in nature. There is a residence on-site and single-family residences located across Rice Street, north-east of the subject property. Parking for the use is located on the west side of the property with additional on-site parking on Rice Street and E. John Street. The existing tattoo parlor is limited by SUP-18-135 to operating entirely indoors with business hours being limited to 11am-7pm, 7 days per week. The project is limited to the expansion of the existing tattoo parlor into the adjacent 246 square foot commercial space. The existing tattoo parlor was determined to be compatible with other uses in the immediate area. Due to the limited scope of this expansion and the existing conditions of approval, the project is not anticipated to be detrimental to the use, peaceful enjoyment, economic value, or development of the surrounding properties or the general neighborhood.

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

The proposed project is a small expansion of the existing tattoo parlor. The existing infrastructure is sufficient to provide safe access and circulation.

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 proposed project is a small expansion of the existing tattoo parlor. The existing sewer, water and storm drain infrastructure are sufficient to serve this site. Staff does not find that the proposed use will overburden any public 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.*

With the existing conditions of approval, the existing tattoo parlor was found to meet the standards set forth in Title 18 of the Carson City Municipal Code. Parking was analyzed with SUP-18-135. This expansion into the existing vacant commercial space does not increase the parking demand for the entire site. A total of 16 parking spaces are required for the multi-tenant building. Parking is provided both on-site and on-street consistent with Division 2.3.13 of the Development Standards. The expansion does not increase the total number of required parking spaces for the multi-tenant building. The expansion of the tattoo parlor is limited in scope and will continue to meet the standards set forth in Title 18.

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

The proposed project is a small expansion of the existing tattoo parlor. Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. As noted in finding 2 above, the tattooing will occur entirely indoors with similar business hours to other retail type uses. The tattoo parlor, with the proposed expansion, will continue to be an appropriate use in this commercial area.

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

This project is an amendment to an existing Special Use Permit for a tattoo parlor. The project includes a 246 square foot expansion into the adjacent, vacant commercial space. The proposed use will not result in material damage or prejudice to other property in the vicinity. The site is currently a multi-tenant commercial space. Activity on the property occurs indoors. The surrounding properties are also commercial, with some residential uses located north and east on the other side of Rice Street. The tattooing will be conducted similarly to other retail uses in the area.

Attachments:

Application LU-2020-0047

RECEIVED

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

DEC 28 2020

CARSON CITY
PLANNING DIVISION**SPECIAL USE PERMIT**

FILE # LU-2020-0047
APPLICANT PHONE #
Lezlee Robinson/Tony Jackson 775-240-6758
MAILING ADDRESS, CITY, STATE, ZIP
900 W. Winnie Ln. Carson City, NV 89703
EMAIL ADDRESS
lezleelou1@gmail.com **guero.dec@gmail.com**

PROPERTY OWNER PHONE #
Keri Sheerin, Christopher Sheerin & JoAnn Sheerin

MAILING ADDRESS, CITY, STATE, ZIP
1365 Delores Way Gardnerville, NV 89460

EMAIL ADDRESS
keri.sheerin@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Keri Sheeran 775-230-1545

MAILING ADDRESS, CITY STATE, ZIP
1365 Delores Way Gardnerville NV 89460

EMAIL ADDRESS

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.**

Project's Assessor Parcel Number(s):	Street Address	
00215202	113 Rice St. Carson City, NV 89706	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Community/regional commercial	RC	North Carson St.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
I occupy additional 246 sq. ft. room connected to the rear of our existing business already approved for conditional use permit.

PROPERTY OWNER'S AFFIDAVIT

CHRIS SHEERIN, 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.

Chris Sheerin
signature

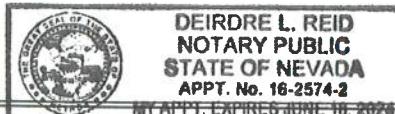
1365 DELORES WAY 15 DEC 20
Address GARDNERVILLE NV 89460 Date

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

TATE OF NEVADA
OUNTY Carson City)

In December 15, 2020, Chris Sheerin, 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.

Deirdre L. Reid
notary Public



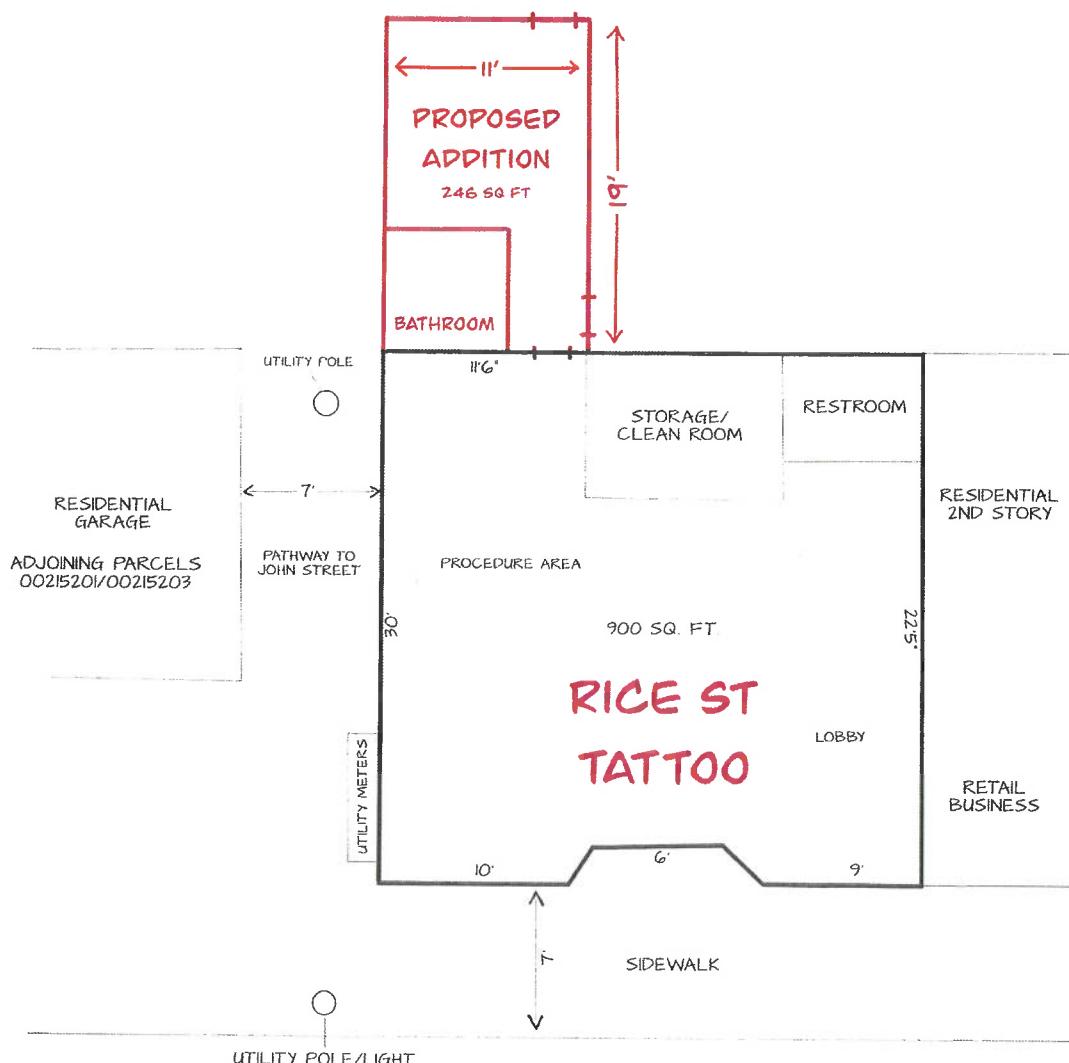
OTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

Proposed Project for Special Use Permit

We would like to propose and addendum to our existing SUP, or secondary permit if required, to expand our business into the attached 246 sq. ft. room to the south of our building. At the time of our initial application process, the room was occupied as a private therapy office. It is separated by a single door and would be extremely beneficial to our continued success.

Over the previous two years we have maintained the same group of 4 artists, collaborated with other small, local businesses, as well as held several charity events and fundraisers. We have significantly improved the condition of our building as well as the security and feel the we have become a great addition to the neighborhood bringing the life and opportunity that we promised.

SITE PLAN FOR TATTOO PARLOUR SPECIAL USE PERMIT



OWNER: Keri Sheerin
1365 Delores Way
Gardnerville, NV 89460
775-230-1545

APPLICANT: Tony Jackson and Lezlee Robinson
900 W. Winnie Ln.
Carson City, NV 89703
775-220-2779

REQUEST: To allow addition to tattoo parlor in (RC) zone

MASTER PLAN LAND USE DESIGNATION:
community/regional commercial

APN:00215202 - 113 RICE ST.

Site plan prepared by Tony Jackson

SUP REVISIONS

1) Completed Master Plan checklist. Comment on checklist is at the top of the "Special Use Findings" report.

2) The proposed site allows for approximately 10, shared, off-street parking spots based on standard detail for public works requirements. There is 75 ft. of parallel parking available directly in front of the proposed site between curb cuts. 19 angled public parking spots on the North side of John St. (between Fall and Carson St.), South of the proposed site. A site plan has been provided below.

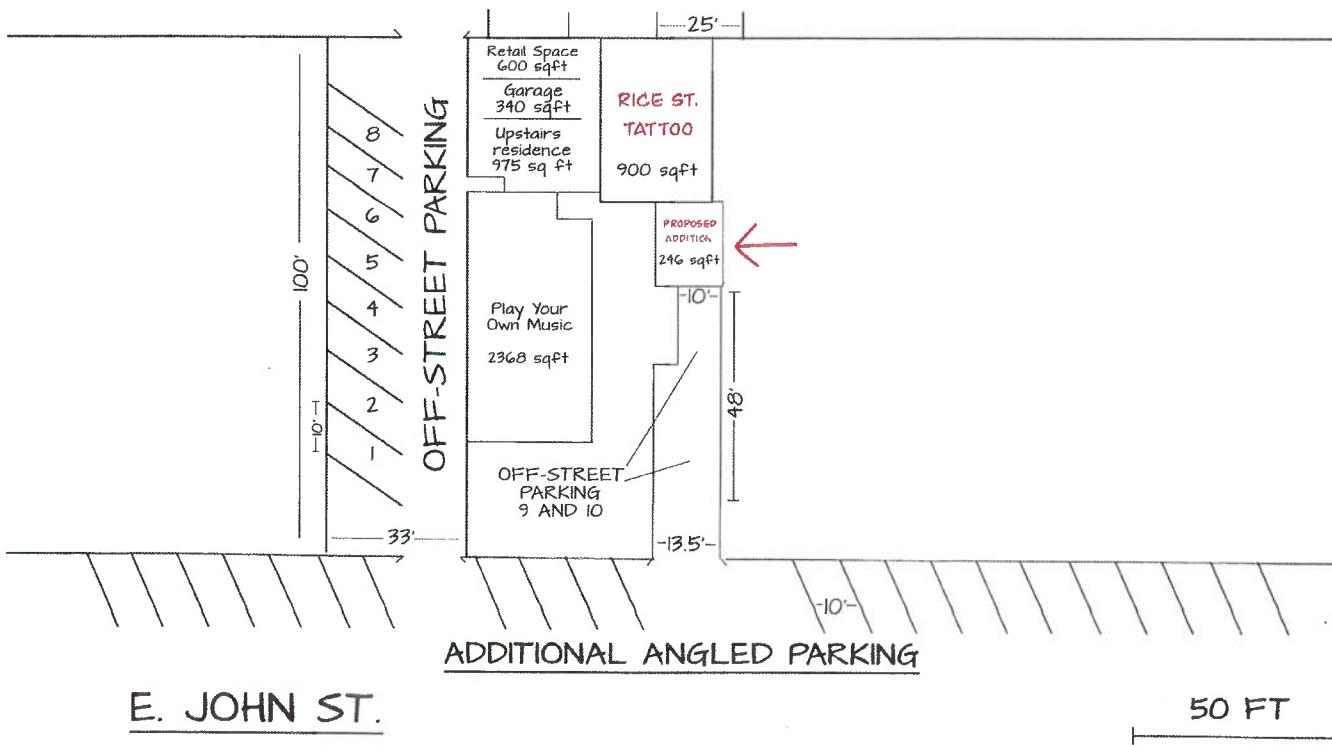
3) Pictures of the site have been provided. The peak height of building is approximately 17'.

4) Documentation of project impacts per Development Engineering: During peak use which we anticipate to be between the hours of 12-6pm there should be no more than 4 employees with 1 additional vehicle per client. Provided the additional parking on John street, there should be no significant impact on traffic.

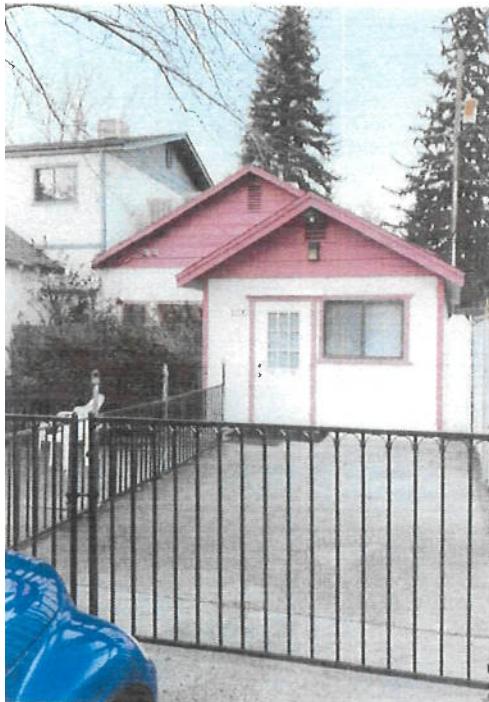
For drainage, water and sewer we plan on normal restroom and hand-sink usage. No additional water/drainage will be needed. No chemicals will be dumped.

RICE ST.

75' PARALLEL PARKING



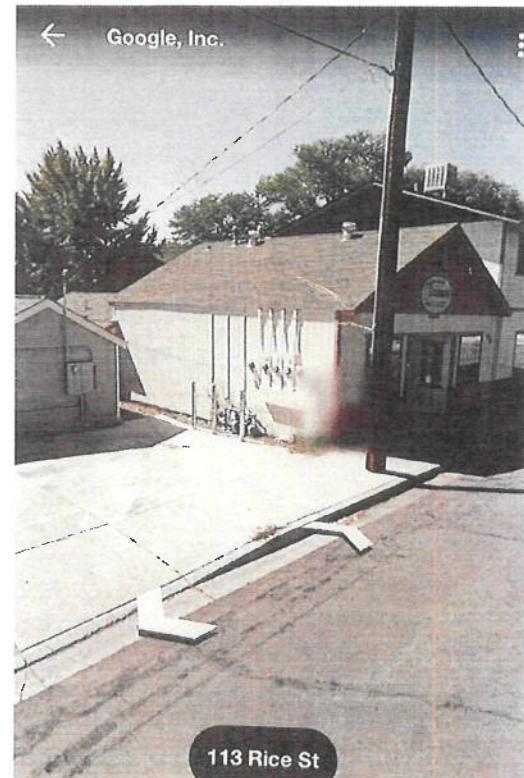
A view of project site looking North from E. John st.



Door connecting existing business to proposed addition



Previous and current pictures of existing business looking south from Rice St.



Special Use Permit Findings:

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

Ch. 3 A Balanced Land Use Pattern:

We feel that the existing structure, including all surrounding buildings, streets, sidewalks and landscaping are not applicable to these ordinances as they are pre-existing, in operable condition and we have no intentions of any major alterations to them. We do, however, feel that the current mix of retail and residential properties within the immediate area, combined with an updated facade of the proposed location would fit into the Master Plan by diversifying the area and creating new opportunity.

Ch. 4 Equitable Distribution of Rec Activities:

Does not apply to this location

Ch. 5 Economic Vitality & Ch. 6 Liveable Neighborhoods and Activity Centers

We do not currently view the proposed address as a targeted area for the master plan. We do think that we could continue to create long term employment opportunity and help to expand the range of retail services while attracting new people to the area. We will continue taking pride in improving our location and bringing good energy to the neighborhood, while maintaining a stable and attractive business model.

Ch. 7 Connected City

We do not intend/plan to have any effect on existing roadways, sidewalks or corridors.

2. Will not be detrimental to the use, enjoyment, economic value or development of surrounding properties or the general neighborhood.

Eplanation A. North: Tap Shack Bar-RC zoning, Above and to the East are residential units in RC zoning. West: floral and vintage market-RC zoning as well as a used car dealership-GC zoning.

B-D. Our proposed addition is not similar to or in competition with anything in the neighborhood. The customer base that visit our business would continue to use many of the neighboring businesses/services before, during and after their visit to our location.

We feel that the changes we have made to the facade of our existing building are in a tasteful and professional manner, improving the appeal of the neighborhood. We have also maintained a regular 5 day week with business hours of 11a-7p and continue with a strict no drug or alcohol policy.

E. No existing landscaping or proposed landscaping in foreseeable future.

F. The benefit to the people of Carson City are an expanded vibrant, clean and professional environment to go to for quality tattoos that would continue to attract all classes of the community to the area. We're excited to have more space to continue our fundraising, charitable and community events.

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

Explanation: We do not foresee any substantial effect on existing traffic in the area. No additional walkways, lights or signage will need to be added.

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. Our project will have no (negative) effect on the school district. While it is near Pioneer High, we only tattoo minors with a strict consent policy requiring a birth certificate and matching ID's.

B. Any affect on police or fire protection would be support to these services with added security systems and a watchful eye.

C. The existing water supply provided by the city will be adequate to our needs and not diminish the quality to nearby residences.

D-G. N/A all services, systems and structures are pre-existing and operable.

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

Explanation: As no development is required for the proposed location and the building is existing in its desired form, we feel that these standards are not applicable to it.

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

Explanation: We will continue to maintain the highest standards possible via proper and current health department regulation while utilizing the latest technology in sterile, single use equipment and supplies. Combine this with being close to the city center, we feel that our business, with the proposed addition, is an asset to the public health/safety/welfare and convenience. Modern tattooing can be safer and more convenient than ever before and

(professional) artists should be readily available to anyone with interest.

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

Explanation: We do not have any plans to create major changes to the property beyond updating it's appearance. We can see no reason this would result in damage or prejudice to surrounding properties. We will keep working together with neighboring businesses to create the opposite effect.

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:

I. 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.

II. 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.

I. 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).

. 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.

. 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.

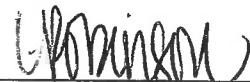
If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

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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