

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 28, 2021**

**FILE NO: LU-2021-0216**

**AGENDA ITEM: 13.A**

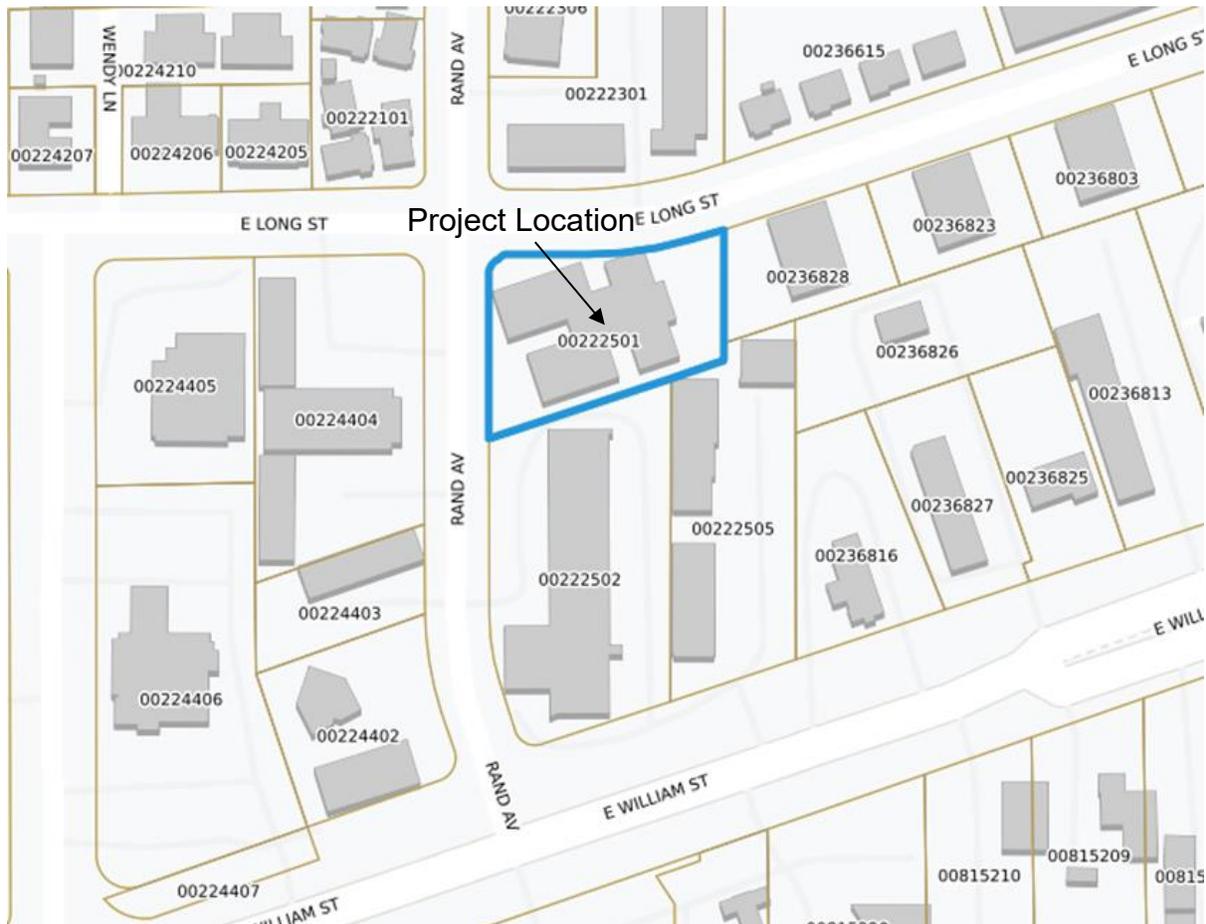
**STAFF AUTHOR:** Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a congregate care facility for the residential treatment of substance abuse on property zoned General Commercial (GC) located at 1807 E Long Street, APN 002-225-01. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting approval to operate a 38-bed residential treatment facility for substance abuse. The facility will allow clients to temporarily reside on-site while receiving treatment. The facility will employ between 12 and 15 staff members including a cook, a director, licensed substance abuse counselors, administrative staff, and peer support staff. Per Carson City Municipal Code (CCMC) 18.04.135 a congregate care facility is a conditional use in the GC zoning district and therefore requires approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

**RECOMMENDED MOTION:** "I move to approve LU-2021-0216 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

**VICINITY MAP:**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
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. The applicant must sign and return the Notice of Decision for conditions of approval 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. All exterior lighting must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.
6. The applicant shall obtain and maintain all necessary permits from the State of Nevada.
7. Prior to commencing operations, the applicant shall verify that all water services to this site have adequate backflow protection consistent with NAC 445A. If found to not have backflow protection that meets the requirements of NAC 445A, the applicant shall obtain the necessary building permits and install the backflow protection as close to the property line as practicable.
8. Prior to issuance of the business license, the applicant shall provide proof that all property taxes are paid current.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.135 (General Commercial)

**MASTER PLAN DESIGNATION:** Mixed-Use Residential

**ZONING DISTRICT:** General Commercial

**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: Multi-family Apartment / apartments

EAST: General Commercial / apartments

WEST: General Commercial / hotel

SOUTH: General Commercial / retail and office uses

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X and Zone X-shaded

EARTHQUAKE FAULT: Zone II (Moderate) beyond 500 feet

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 0.66 acres

STRUCTURE SIZE: 11,500 square feet

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- U-93/94-10- On July 26, 1994 the Planning Commission approved a Special Use Permit to allow for a congregate care facility for the elderly.
- MPR-2021-0195 On June 15, 2021 a Major Project Review was completed for a congregate care facility for residential treatment of substance abuse.

**DISCUSSION:**

The subject property is approximately 0.66 acres in size and is developed with an 11,500 square foot, 38-bed congregate care facility for the elderly. The applicant is requesting approval to operate a 38-bed residential treatment facility for substance abuse. The facility will allow clients to temporarily reside on-site while receiving treatment. The facility will employ between 12 and 15 staff members including a cook, a director, licensed substance abuse counselors, administrative staff, and peer support staff. Per Carson City Municipal Code (CCMC) 18.04.135 a congregate care facility is a conditional use in the GC zoning district and therefore requires approval of a Special Use Permit. A Special Use Permit (U-93/94-10) had been approved for the current operation; however, pursuant to the conditions of approval, the Special Use Permit would terminate concurrently with the business license. The business license for the existing facility will terminate upon the sale of the property as the business is closing; therefore, a new Special Use Permit will be required for the proposed operations of a residential treatment facility.

The proposed facility would house a maximum of 38 clients and will provide treatment services for those clients only. The facility will not be open to non-residents. The facility will provide 24-hour staffing, full meal service, planned and coordinated activities, group therapy, individual therapy, trauma therapy, peer support, and after care services. Additionally, the applicant plans to offer the option for children to remain with their mother's receiving treatment. One wing of the facility will be designated as quarters for mothers with children. The wing will provide four, semi-private rooms that can adequately accommodate 8 residents (4 adults and up to 4 children). In no case will the maximum occupancy exceed 38.

As noted above, a congregate care facility is considered a conditional use in the GC zoning district and therefore requires approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

**PUBLIC COMMENTS:**

Public notices were mailed to 30 property owners within 300 feet of the subject site on July 12, 2021. As of the writing of this report, staff has received one written comments (attached). Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 28, 2021 depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

## 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 meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - All Water Services will need to have adequate backflow protection per 445A, they will need to be installed as close to the property line as practicable.

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

Local intersections: The property is at the corner of Rand Ave and E Long St. E Long St is a minor collector while Rand Ave is a local street.

Parking and internal circulation: There is onsite parking and on street parking. The property currently has its entrance off E Long St with its exit on Rand Ave provide a clockwise internal circulation.

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

Sanitary Sewer: The existing sewer main is 8-inch asbestos concrete on the west side of the property. This main is approximately 40% full (d/D).

Water: The existing water main is 6-inch asbestos concrete on the north side of the property and 8-inch asbestos concrete on the west side of the property.

Storm Drain: The site currently drains to the street with no storm drain infrastructure on site.

Public Lands: No Comments

### 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.

Earthquake faults: The closest fault is over 500 feet away with the slip rate of less than 0.2 mm/yr.

FEMA flood zones: The FEMA flood zone is partially Zone X (unshaded) and partially Zone X (shaded).

Site slope: The site is currently developed.

Soils and Groundwater: The site is currently developed.

### 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 Comments

1. The project must comply with the international Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. The project may be considered a change of use and require a permit through the Building Division.
3. The existing sprinkler and fire alarm systems would need to be brought up to code for I-2, condition 2 occupancy.

### Environmental Control Authority

A grease interceptor is required.

### **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 project is proposed within an existing facility for congregate care for the elderly. The proposed project is a congregate care facility for residential substance abuse treatment. The use is consistent with the Master Plan. The subject property is in the Mixed-Use Residential (MUR) master plan designation. The MUR designation is intended to provide a mix of residential densities as well as commercial uses including convenience retail, supermarkets, drug stores, professional offices, and health services.

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

The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed use is similar in nature to the existing congregate care facility. The project site is immediately adjacent to retail and office uses to the south and multi-family apartments to the east. There is a hotel and multi-family apartments across Rand Avenue and E Long Street, respectively. The facility will not provide services to the general public. All proposed services will be provided to resident clients only. The proposed use will not result in additional impacts from noise, vibrations, fumes, odors, dust, glare, or physical activity. All required parking is currently provided on-site and will continue to be provided on-site with the proposed use. Any exterior lighting will be required to meet Division 1.3 of the Development Standards to ensure that lights are shielded and directed downward away from adjoining properties and the night sky.

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

The proposed residential substance abuse facility is similar in use to the existing elder care facility. The applicant has provided a Trip Generation Memo as part of the application. A facility of this size will generate 23 peak hour trips and 224 trips per day. A full traffic analysis is not required as the project falls below the threshold of 80 peak-hour trips or more than 500 trips per day. The

project will have little or no detrimental effect on vehicular or pedestrian traffic.

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

The proposed residential substance abuse facility is similar in use to the existing elder care facility and will not overburden existing public services and facilities. The existing water and sewer infrastructure, storm drains, and public roads are currently providing service to the site. The Fire Department currently serves this site. Permits will be required for upgrading the existing fire sprinkler system and fire alarm system. The Fire Department will review those permits for compliance with the Carson City Fire Code and northern Nevada Amendments (2018 IFC). The project does not propose an increase or expansion of the current facility

**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.***

Per CCMC 18.04.135 a congregate care facility is conditional use in the General Commercial zoning district and therefore requires approval of a Special Use Permit. A Special Use Permit (U-93/94-10) had been approved for the current operation; however, pursuant to the conditions of approval, the Special Use Permit would terminate concurrently with the business license. The business license for the existing facility will terminate upon the sale of the property as the business is closing; therefore, a new Special Use Permit is required for the proposed operations of a residential treatment facility. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The proposed congregate care facility for residential treatment of substance abuse is consistent with the existing on-site use of a congregate care facility for the elderly. A Special Use Permit (U-93/94-10) had been approved for the current operation; however, pursuant to the conditions of approval, the Special Use Permit would terminate concurrently with the business license. The business license for the existing facility will terminate upon the sale of the property as the business is closing; therefore, a new Special Use Permit will be required for the proposed operations of a residential treatment facility. The project will not be detrimental to the public health, safety, convenience and welfare.

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

The proposed congregate care facility for residential treatment of substance abuse is consistent with the existing on-site use of a congregate care facility for the elderly. A Special Use Permit (U-93/94-10) had been approved for the current operation; however, pursuant to the conditions of approval, the Special Use Permit would terminate concurrently with the business license. The business license for the existing facility will terminate upon the sale of the property as the business is closing; therefore, a new Special Use Permit will be required for the proposed operations of a residential treatment facility. As conditioned, the expansion of the school will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2021-0216

**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)

---

**FILE #**

APPLICANT PHONE #  
 Community Counseling Center

MAILING ADDRESS, CITY, STATE, ZIP  
 205 S. Pratt Ave, Carson City, NV 89701

EMAIL ADDRESS  
 carolinebasagoitia@gmail.com

PROPERTY OWNER PHONE #  
 Lopoz Family Trust

MAILING ADDRESS, CITY, STATE, ZIP  
 1807 E Long Street, Carson City, NV 89706

EMAIL ADDRESS  
 jackie.2314@hotmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #  
 Jacqueline Shott 775-882-3945

MAILING ADDRESS, CITY STATE, ZIP  
 205 S. Pratt Ave. Carson City, NV 89701

EMAIL ADDRESS

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: \_\_\_\_\_

Submission 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): 002-225-01	Street Address 1807 E Long Street, Carson City, NV 89701
Project's Master Plan Designation Mixed-Use Residential	Project's Current Zoning General Commercial
	Nearest Major Cross Street(s) Rand Ave. and East William

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

**PROPERTY OWNER'S AFFIDAVIT**

Daisy Lopoz, 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] 1807 E. Long St. CC. 6/17/2021  
 Signature Address Date

Please provide additional page(s) if necessary for additional owners.

STATE OF NEVADA )  
 COUNTY Carson City )

on June 17, 2021, Arodora Cubeta, 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

**KRIS THORSON**  
 Notary Public - State of Nevada  
 Appointment Recorded in Carson City  
 No: 13-12081-3 - Expires January 17, 2022

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](http://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](http://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.

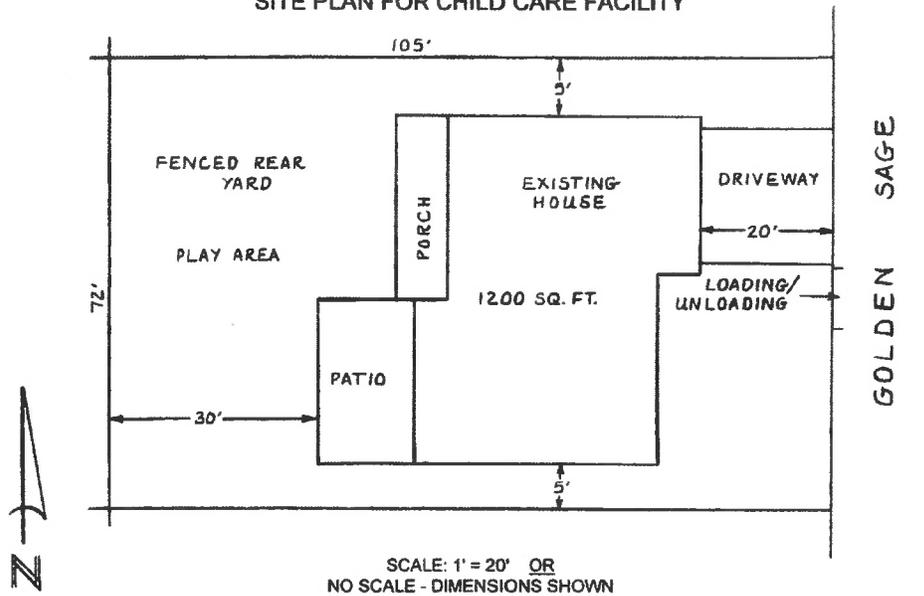
Jackie Shott  
Applicant's Signature

Jacqueline Shott  
Print Name

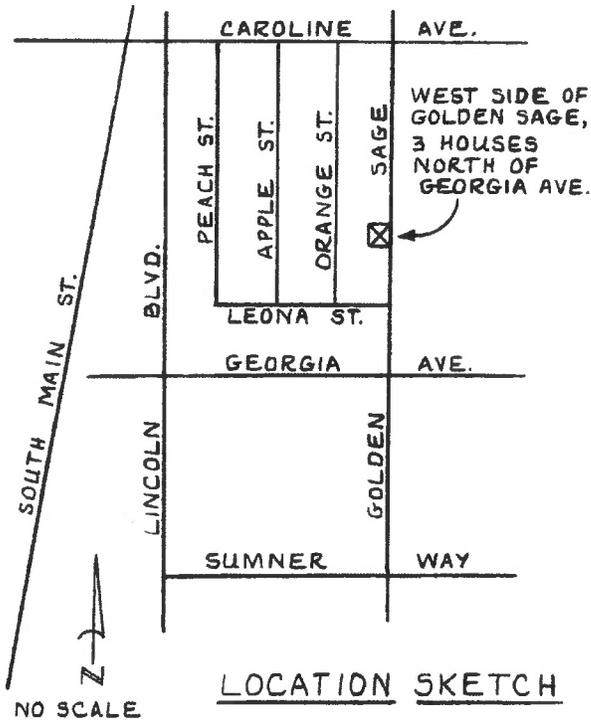
6/16/21  
Date

### EXAMPLE SITE PLAN

#### SITE PLAN FOR CHILD CARE FACILITY



SCALE: 1" = 20' OR  
NO SCALE - DIMENSIONS SHOWN



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)

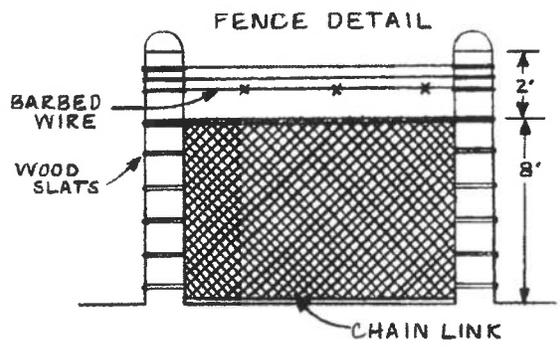
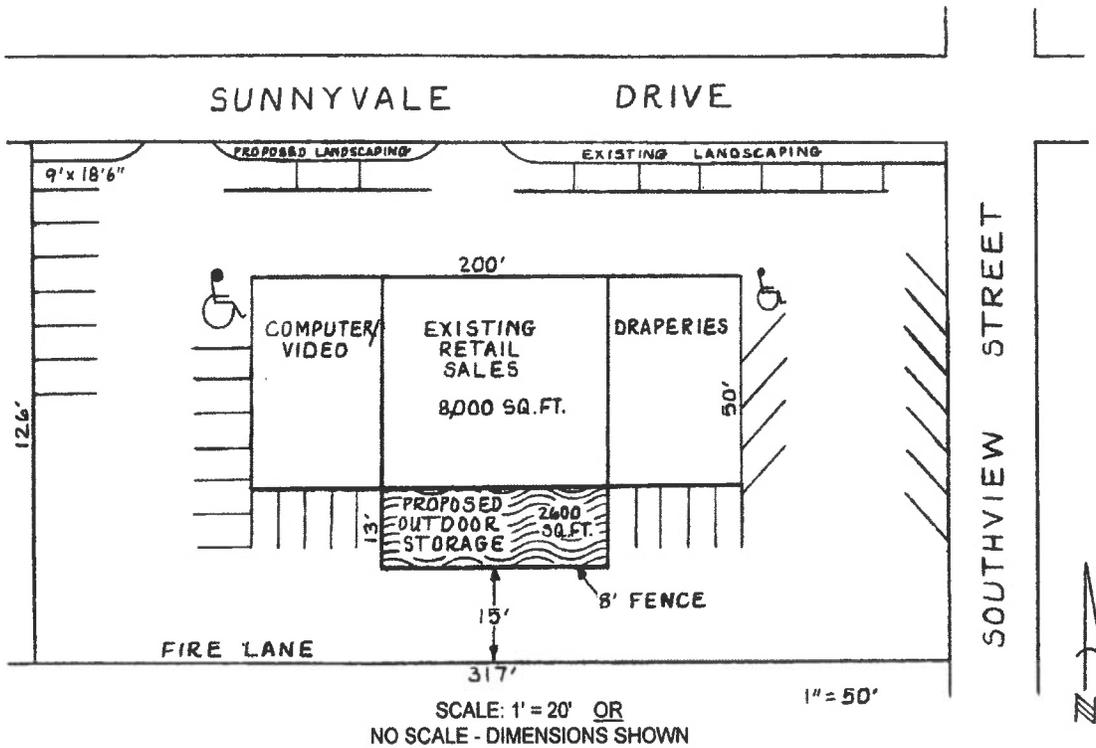
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

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

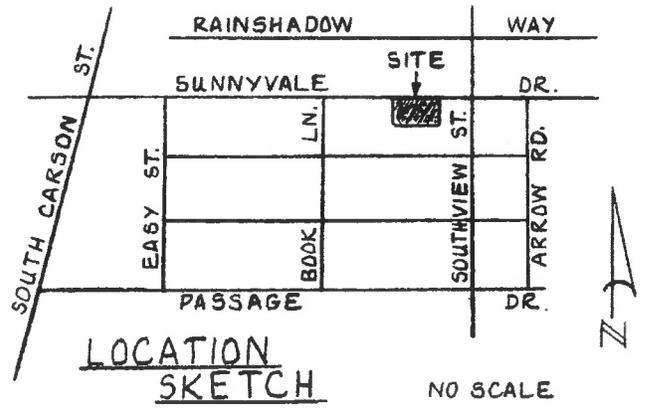
LOCATION: 123 Anyplace

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: \_\_\_\_\_

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

## 4

**Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

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)?

---

---

## SUMMARY

Carson City Community Counseling Center is requesting a Major Project Review (MPR) to be submitted concurrently with a Special Use Permit (SUP). The parcel is located on East long St and Rand Way on APN's 00-222-501. The parcel encompasses a total of 0.66 acres as shown on the Carson City APN maps. A map depicting the parcel locations is attached as an exhibit.

The parcel is currently zoned General Commercial but shown on the Carson City Master Plan as Mixed-Use Residential in which public places are a primary use. The parcel is bordered to the north by Sundance Apartments, the west by Fifty Flats Apartments and to the east by William Street property, and Sierra Plaza to the south. In addition, the parcel can be accessed by Rand Ave.

This existing facility as an allowed use of occupancy in Mixed-Use Residential as shown on the Carson City Master Plan. The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit.

Besides the agencies need for additional growth, approval of this project would benefit Carson City by allowing the expansion and continued growth of the extraordinarily successful and well-established Substance Abuse agency while providing Carson City and surrounding area residents with a Substance Abuse Residential Facility for long term successful recovery. Community Counseling Center began in 1985 with the goal to provide high quality care for those suffering from substance abuse, as well as their families. Since its founding, the clinic has expanded its services to include diagnostic assessments, anger management,

---

individual and group therapy, professional training, employee assistance programs, community education, Batterer's Intervention Groups, MAT services, Peer support services, Trauma focused groups, Drug Court program, as well many other services available. Community Counseling Center also recently become and recognized as a Certified Community Behavioral Health Clinic.

Currently Community Counseling currently has 3 locations that provide outpatient treatment located at 205 S. Pratt Ave, 202 S. Pratt Ave, and 1468 HWY 395 in Douglas County as well as 2 homes providing 6 Females, and 6 males Transitional Living, a safe and sober home while in treatment. Community Counseling Center needs to continue to expand our services to the community by providing a Residential Treatment Facility for substance abuse.

Community Counseling Center has seen a continued increased need for residential substance abuse treatment year after year. Data provided by Carson City Sheriff's Office confirms this growth. Currently, Northern Nevada lacks treatment facilities for our residents. As we continue to watch our community grow so does the need for additional resources.

Currently there are wait lists to receive acceptance into local residential facilities, this is leaving a crucial gap in services leaving the clients sitting in jail longer receiving little to no treatment, or for the clients not incarcerated leaving them in unsafe living environment while they await treatment. Community Counseling Centers residential treatment facility is a crucial needed resource for our community. Community Counseling Center has the knowledge and expertise necessary to run a quality residential treatment facility.

Community Counseling Center would like to incorporate a unique residential treatment model to our community. A Family Treatment approach. This project will

---

allow women and their children to remain together (or have frequent visits when something prohibits them from living together) while the parent receives substance use disorder treatment in a residential setting. Our goals are to provide an effective dual treatment for parental recovery and healthy parent-child attachment and well-being.

Community Counseling Center will allow children birth up to 8 years old. Currently, there are many women wanting to go into residential treatment, but do not have a safe place to place their children while they go to treatment. Some of these children end up in foster care which is already extremely overwhelmed. Community Counseling Center will focus of family-based residential treatment that expands beyond individual recovery to include prevention of child maltreatment, family preservation and reunification, and family self-sufficiency. This mother and child approach plays a significant role in the recovery process and facilitates the development of health family roles and behavior patterns. While receiving services, parents and children reside in a safe, supervised living situation and receive wraparound services.

Community Counseling Center strives to give these women a sense of empowerment by providing services to meet their specific needs as well as the emotional needs of their families.

This project would benefit Carson City by allowing the expansion and continued growth of the very successful treatment agency to provide Carson City and surrounding areas residents quality care they deserve.



## CARSON CITY COMMUNITY COUNSELING CENTER

1807 E. Long St

### Operation

The facility located at 1807 E. Long Street will be licensed by the state of Nevada as a 38-bed residential care facility for substance abuse providing Level 3.5 Clinically Managed Medium-Intensity Residential Treatment for adults. In addition to the description in American Society of Addiction (ASAM), clinically managed medium intensity residential includes no less than 25 hours per week of structured interventions. A minimum of 7 hours of structured activities will be provided on each day, A minimum of 10 hours of clinical counseling services will be provided each week. The length of stay for each client in the program will be determined by the American Society of Addiction Medicine's (ASAM) criteria and is determined by the client's ability to demonstrated positive behavior and responsible actions.

Clients must be accepted into treatment to temporarily reside at this facility. The facility will not be open to the public. If the client is determined to need additional services while in residential treatment and Community Counseling Center (CCC) can offer additional services at our 205 S. Pratt Ave, they will be transported to and from 1807 E. Long Street and our 205 S. Pratt Street by our company vehicle and approved staff member. In the event they need services we can not provide at either location they will be transported to and from by approved staff.

In the event a client decides to leave against staff advice they will be terminated from the program.

### Operator

This facility will be owned and operated by Carson City Community Counseling Center. There shall not be no more than 38 clients residing at this located at any given time in the event we reach capacity. Only approved residents will be on the property.

This facility will be operating 24-hours a day 7 days a week by appropriate licensed staff. CCC will hire approximately 12-15 staff members to run the 24-hour facility with overlapping shifts.

Staff will consist full time and part time employees:

- 1 Full time Cook.
- 1 Full time director of Residential services.
- 4 Full time Licensed Substance Abuse Counselors.
- 4 Part time Peer support staff/intern staff.
- 1 Part time administrative staff.
- 2 Full time administrative staff.



## CARSON CITY COMMUNITY COUNSELING CENTER



## CARSON CITY COMMUNITY COUNSELING CENTER

### Basic Care

- ❖ Full utility services
- ❖ 24-hour staffing
- ❖ Emergency call system
- ❖ Fire sprinkler protection and alarm system
- ❖ 24-hour camera security
- ❖ Three meals served daily with snacks provided in between meals.
- ❖ Scheduled van transportation.
- ❖ Planned and coordinated activities.
- ❖ Shower schedule.
- ❖ Daily group therapy.
- ❖ Individual therapy.
- ❖ Trauma therapy.
- ❖ Peer to peer support.
- ❖ Aftercare planning.
- ❖ Case management services
- ❖ Laundry access



CARSON CITY  
COMMUNITY COUNSELING CENTER



## CARSON CITY COMMUNITY COUNSELING CENTER

### Program Structure

#### Admission Criteria

Eligibility for entry in our program will be based solely on the appropriateness of services. No client will be denied services due to race, creed, color, religion, sex, age, or sexual preference. Services are provided to adult women and men 18 years or older. All admission screenings will take place at our 205 S. Pratt located.

Once an assessment is completed by the Assessment and Intake Counselor, a level of care has been recommended and an appropriate placement has been determined. The following must be completed before admission to Residential Treatment can be scheduled.

- 1) Health Screening- An appointment with the Agency Nurse for health screening. This screening will take place at our 205 S. Pratt location to determine if there were any health problems or concerns, this would need to be resolved prior to admission.
- 2) Mental Health Screening- During assessment, a Screening Tool will be used to help determine if additional mental health services are needed. This screening will take place at our 205 S. Pratt location.
- 3) Identification- At the time of admission clients must have identification or copies of identification.
- 4) TB Test- A step-two TB test must be done. If clients have had TB testing administered within last 6 months, then the client must provide in the Intake Counselor with a copy of results. If necessary, a copy of chest X-ray may also be required.

During client's assessment if any special needs assistance due to disability, the staff will make appropriate accommodations.



CARSON CITY  
COMMUNITY COUNSELING CENTER

---

**Questionnaire Supporting the Application  
for a  
Special Use Permit and Major Project Review**

<b>1 That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.</b>
--

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject parcel is located.

**CHAPTER 3: A BALANCED LAND USE PATTERN**

**Theme:** 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)?

Not Applicable

Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e,)?

Not Applicable

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

The facility is currently built out.

This project would provide infill in an area already supplied by Carson City services including collector roads capable traffic, connections to water and sewer, and emergency services.

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

The proposed Residential Facility is on E. Long Street and Rand Ave. This site is about .2 mile from E. Williams Street. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Existing mature trees, shrubs and landscaping features will be preserved and protected.

At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a,b)?

Not Applicable

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

The proposed Residential Facility is in a master planned Mixed-Use Residential area that will promote mixed use by allowing for a Residential Facility in the vicinity of land zoned Public Regional, Commercial and Residential. This Residential Facility will be in a "mixed use" area which is appropriate in context of the surrounding parcels of land.

Meet adopted standards ((e.g. setbacks) for transitions between non-residential and residential zoning districts (1.52.1d)?

The existing building meets all required setbacks to adjacent properties.

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

NA

Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures(3.3d, e)?

---

The parcel lies within the Federal Emergency Management Agency's Flood Insurance Rate Map Zone X. See FEMA /FIRM exhibits.

In terms of seismic activity, this parcel is in an area designated as having the Moderate Severity" potential for ground shaking during earthquakes. There are no known geologic hazards located within the parcel

s. See Earthquake Hazard Map exhibits.

Provide for levels of services (i.e. water sewer, road improvements, sidewalks, etc.) consistent with the land use designation and adequate for the proposed development (Land use table descriptions)

The existing building on this parcel is currently connected to the city's water and sanitary sewer system. New occupancy will be using all existing levels of service.

This project provides infill in an area already supplied by Carson City services including collector roads capable of handling traffic, sidewalk facilities, and emergency services.

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

Not Applicable

---

## **CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**

**Theme:** 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 opportunities to expand parks and recreation opportunities (4.1b)?

The existing building is close to Mills Park, and The Boys and Girls Club of Western Nevada. These will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

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

Not Applicable

## **CHAPTER 5: ECONOMIC VITALITY**

**Theme:** 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)?

Community Counseling Center has an existing staff of approximately 28 employees. The proposed Residential Treatment Facility expansion to Community Counseling Center will allow additional staff to be hired. Its is estimated that the employment will be increased in proportion to the number of clients at the facility to 7-12 new hires, which will include counselors, a cook, and administrative and support staff not only maintaining the primary jobs base but increasing the number of jobs.

---

---

Encourage the development of regional retail centers (5.2a)?

Not Applicable

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

Not Applicable

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

Not Applicable

Promote revitalization of the Downtown core (5.6a)?

Not Applicable

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

Not Applicable

---

## **CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS**

**Theme:** 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 (6.1a)?**

The existing building is constructed of framed construction with exterior stucco.

**Promote variety and visual interest through the incorporation of well articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development Standards (6.1c)?**

The existing building provides visual interest with its building facades, entrances and landscaping with the surrounding development and adjacent uses and provides infill in an area that is consistent with the development standards.

**Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b, 9.4a)?**

The existing building provides setback and transitions and connectivity with the surrounding development ensuring compatibility with adjacent uses and provides infill in an area that is consistent with the development standards.

**If located in an identified Mixed-Use Activity Center or m Area, does the proposed amendment provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a,b)?**

Not Applicable

**If located Downtown:**

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

Not Applicable

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

Not Applicable

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

---

Not Applicable

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

Not Applicable

---

---

## **CHAPTER 7: A CONNECTED CITY**

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

### **Is or does the proposed development:**

Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The proposed Residential Facility is on East Long Street about .2 Miles to East Williams. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

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

The site is located within .2 miles of East Williams Street. All access points have the ability to serve the facility traffic needs and are consistent with the Transportation Master Plan.

Does the proposed amendment provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

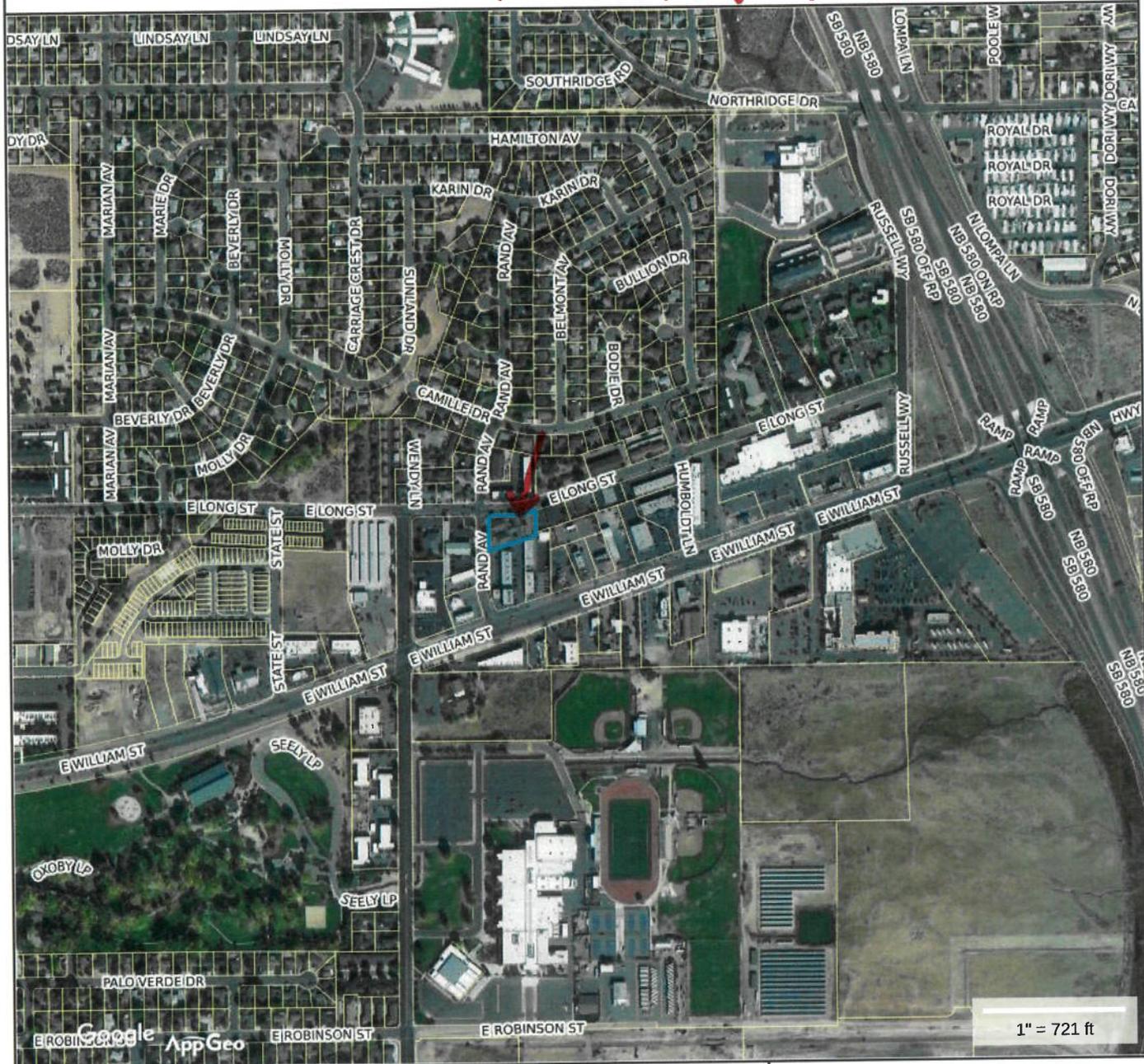
The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows an on-street bike lane on East Long Street.

N

Carson City , NV

May 17, 2021

# VICINITY MAP



**Property Information**

Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

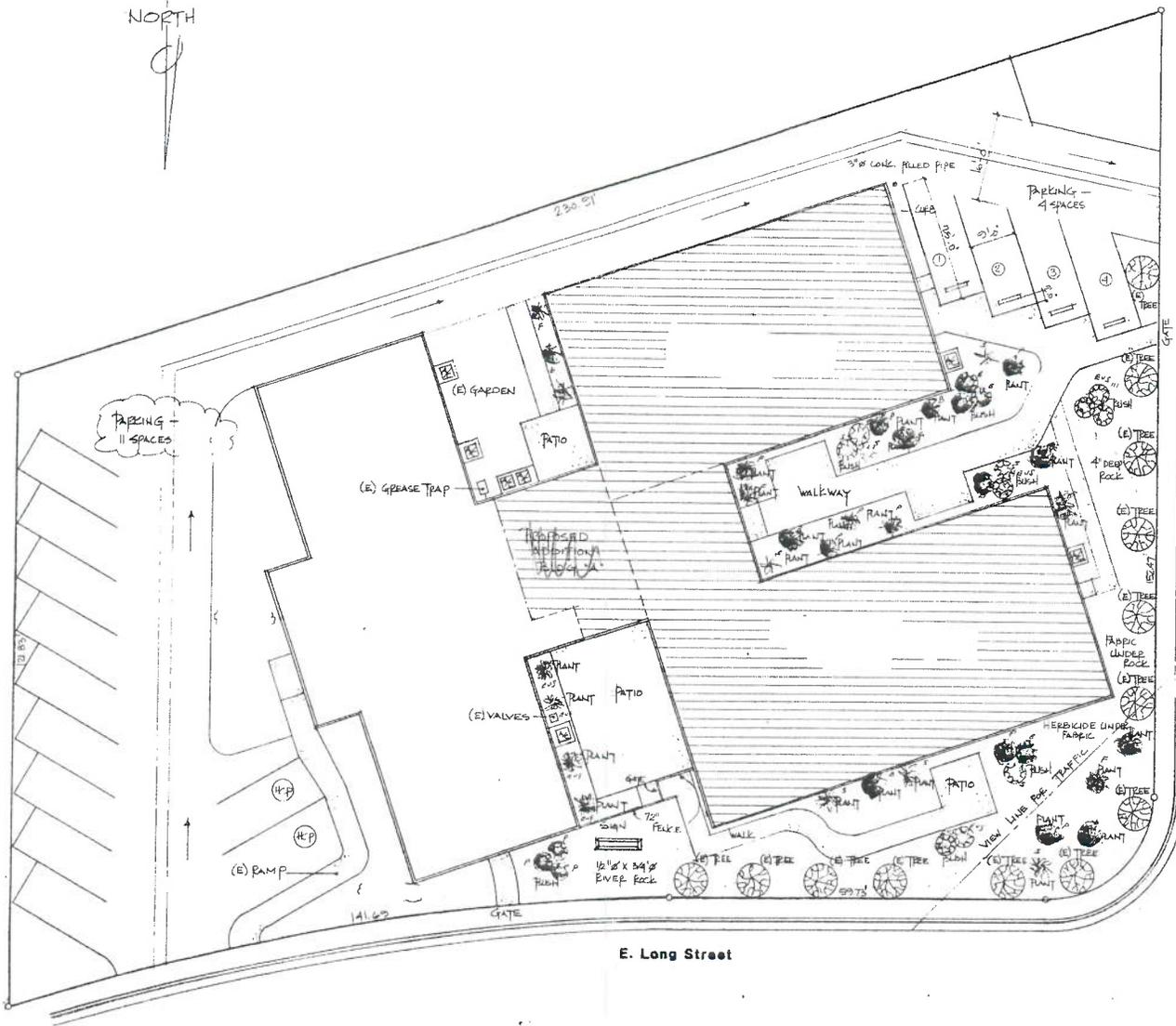
Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Google Maps 1807 E Long St



Map data ©2021 500 ft



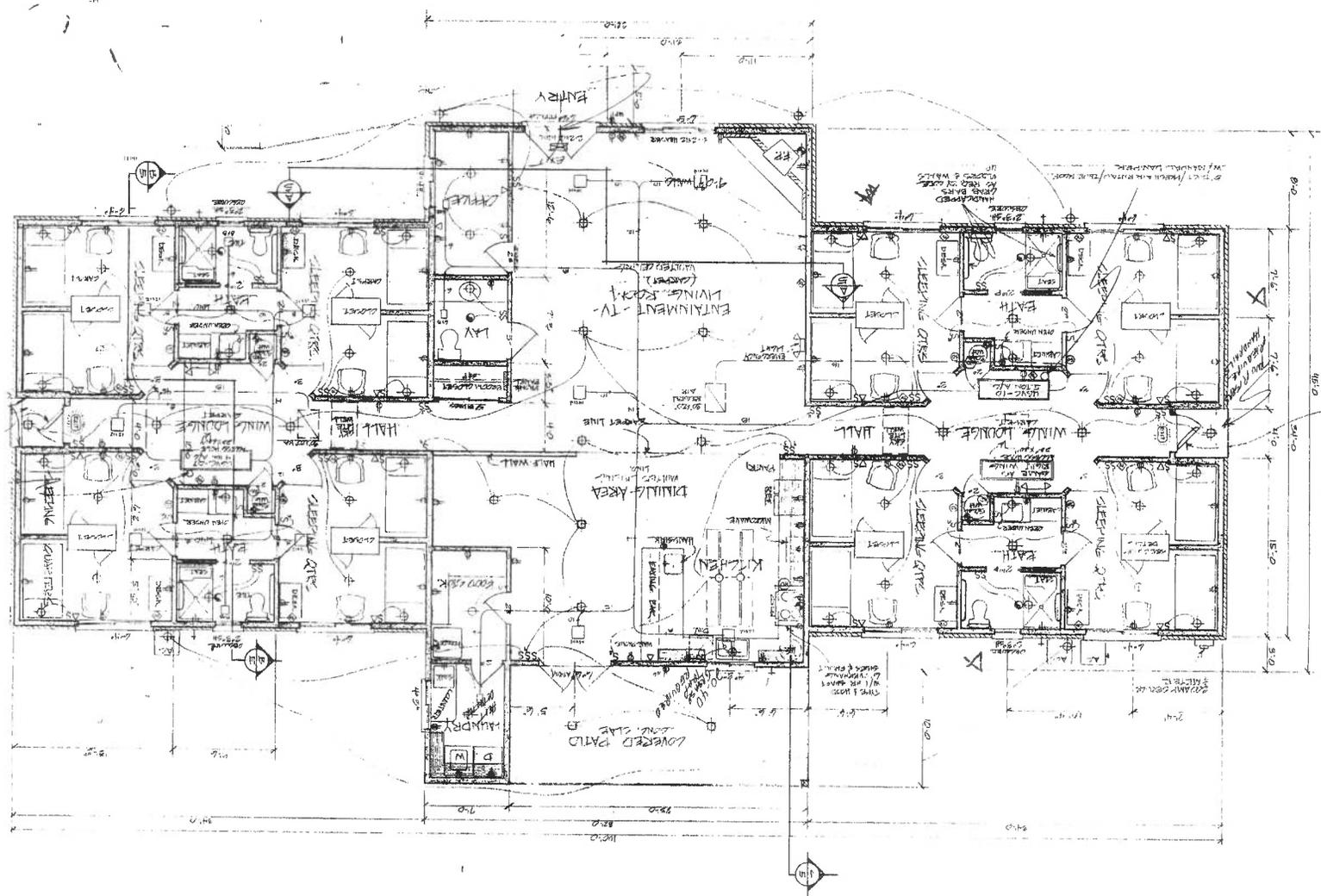
E. Long Street

Rand Avenue

Parking Requirements  
Required Spaces - 15  
Total - 15

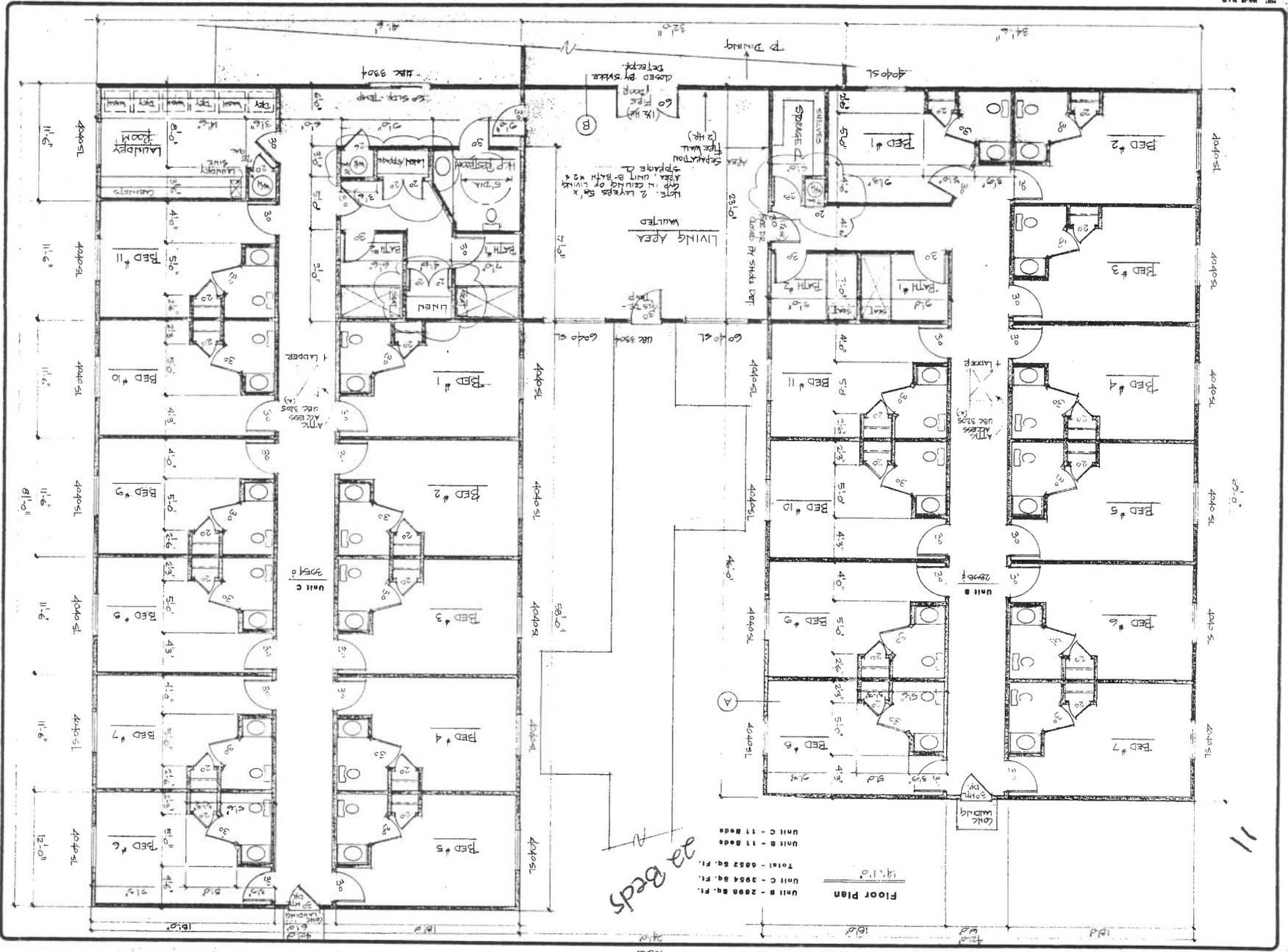
# 110 Beds + Shared Bathrooms

FLOOR PLAN  
SCALE 1/8"=1'-0"



KEY:

ASSEMBLY HALL

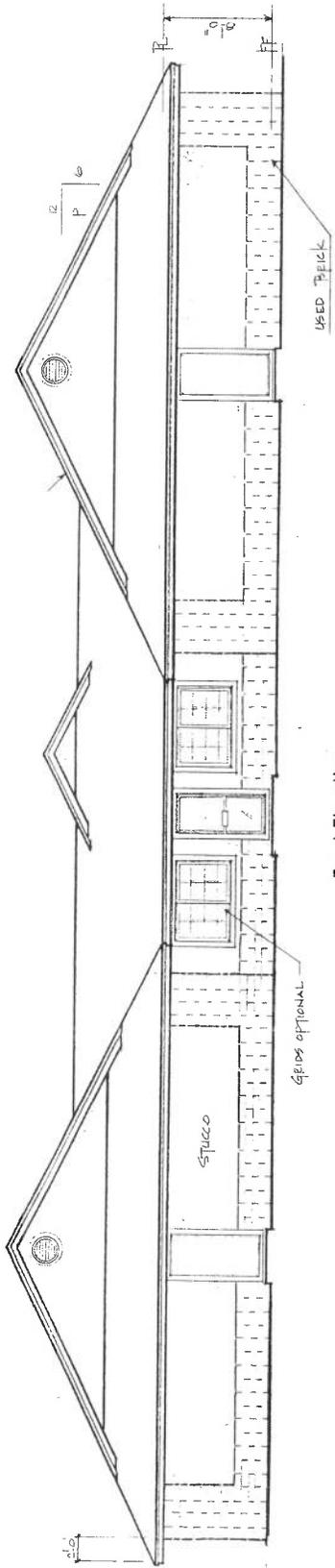


22 Beds  
 Unit B - 11 Beds  
 Unit C - 11 Beds  
 Total - 22 Beds

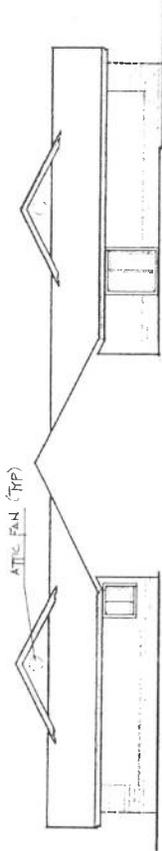
Floor Plan

Unit B - 2898 sq. ft.  
 Unit C - 2894 sq. ft.  
 Total - 5792 sq. ft.

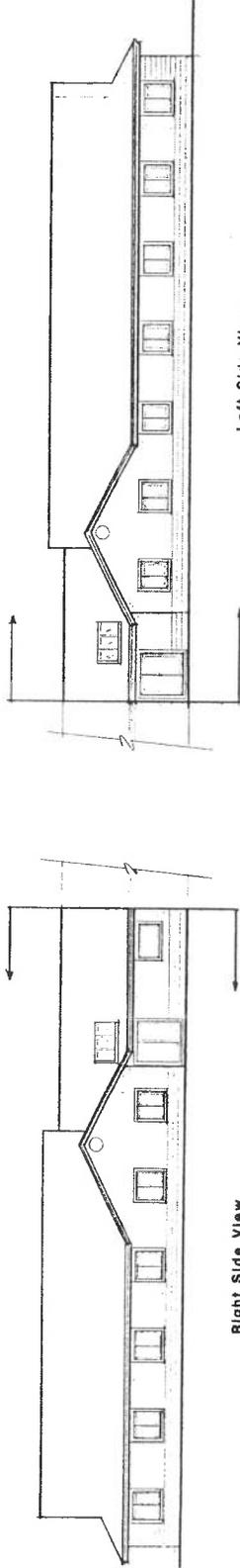
Floor Plan



**Front Elevation**  
SCALE: 1/4" = 1'-0"



**Rear Elevation**  
1/8" = 1'-0"



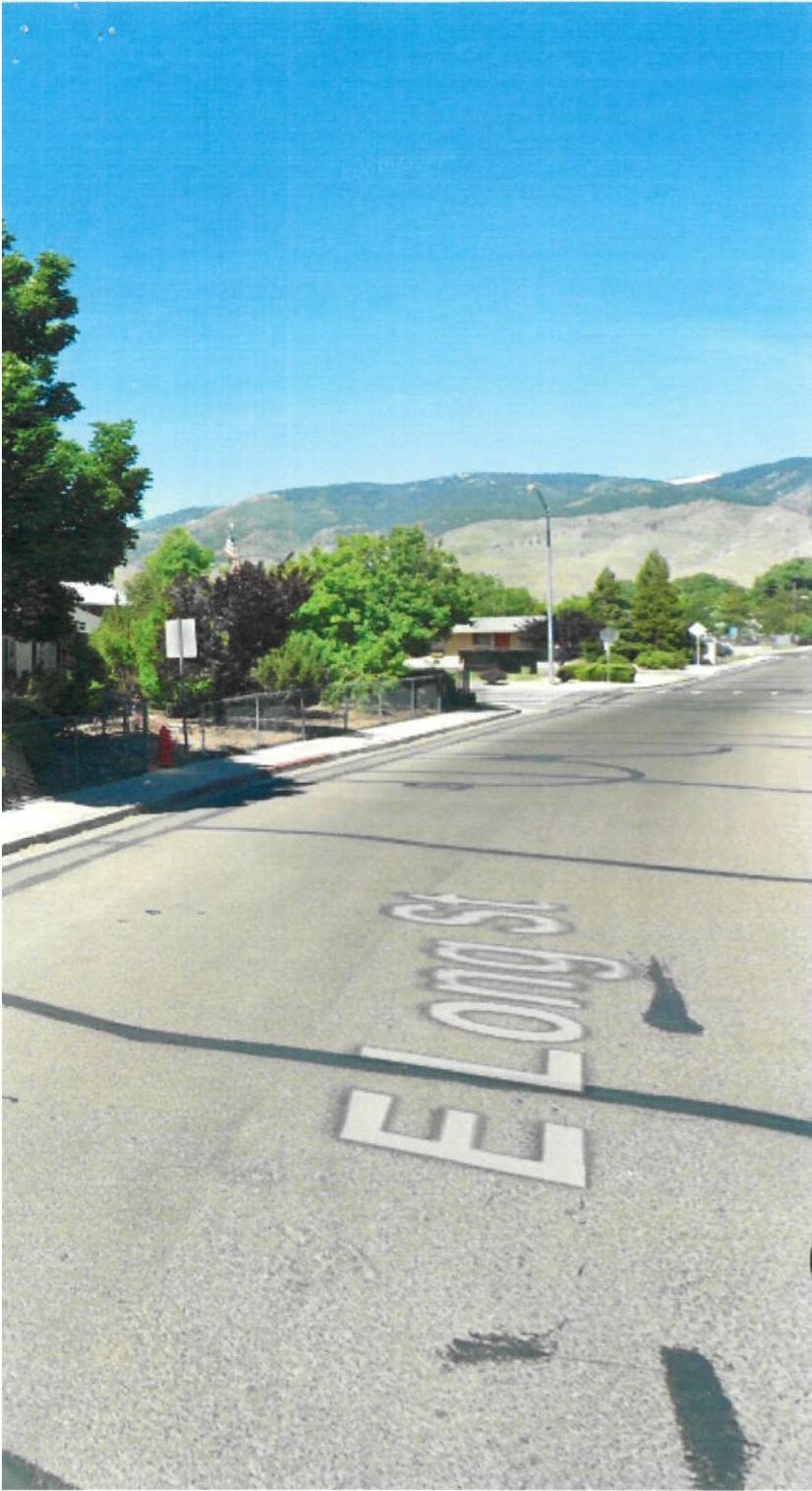
**Right Side View**  
1/8" = 1'-0"

**Left Side View**  
1/8" = 1'-0"



nt Ave  
Camille Dr  
1807 E Lo  
Carson C  
ong St  
Tractor Supply Co

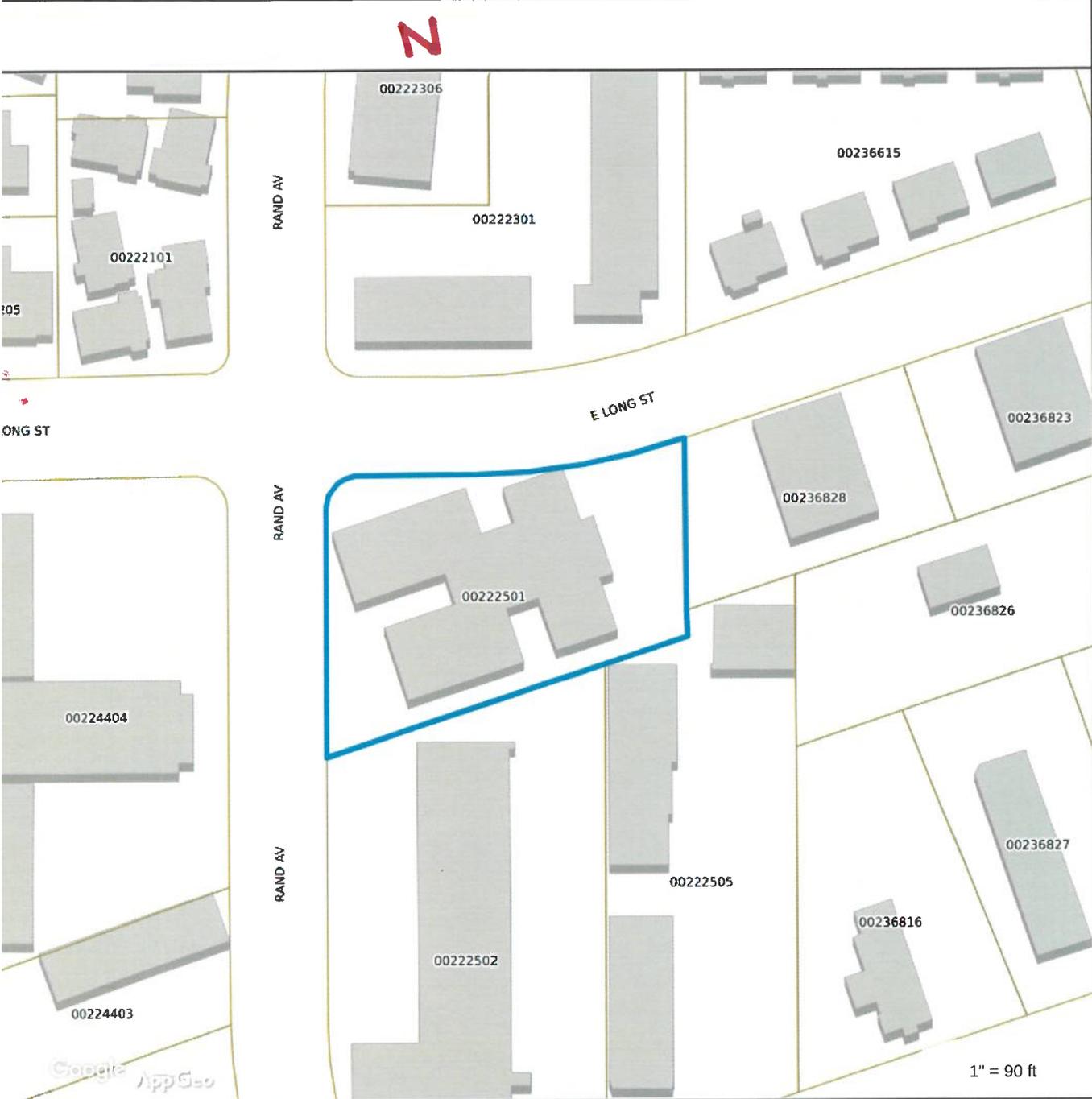
Google



Google  
Street View







**Property Information**

Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66

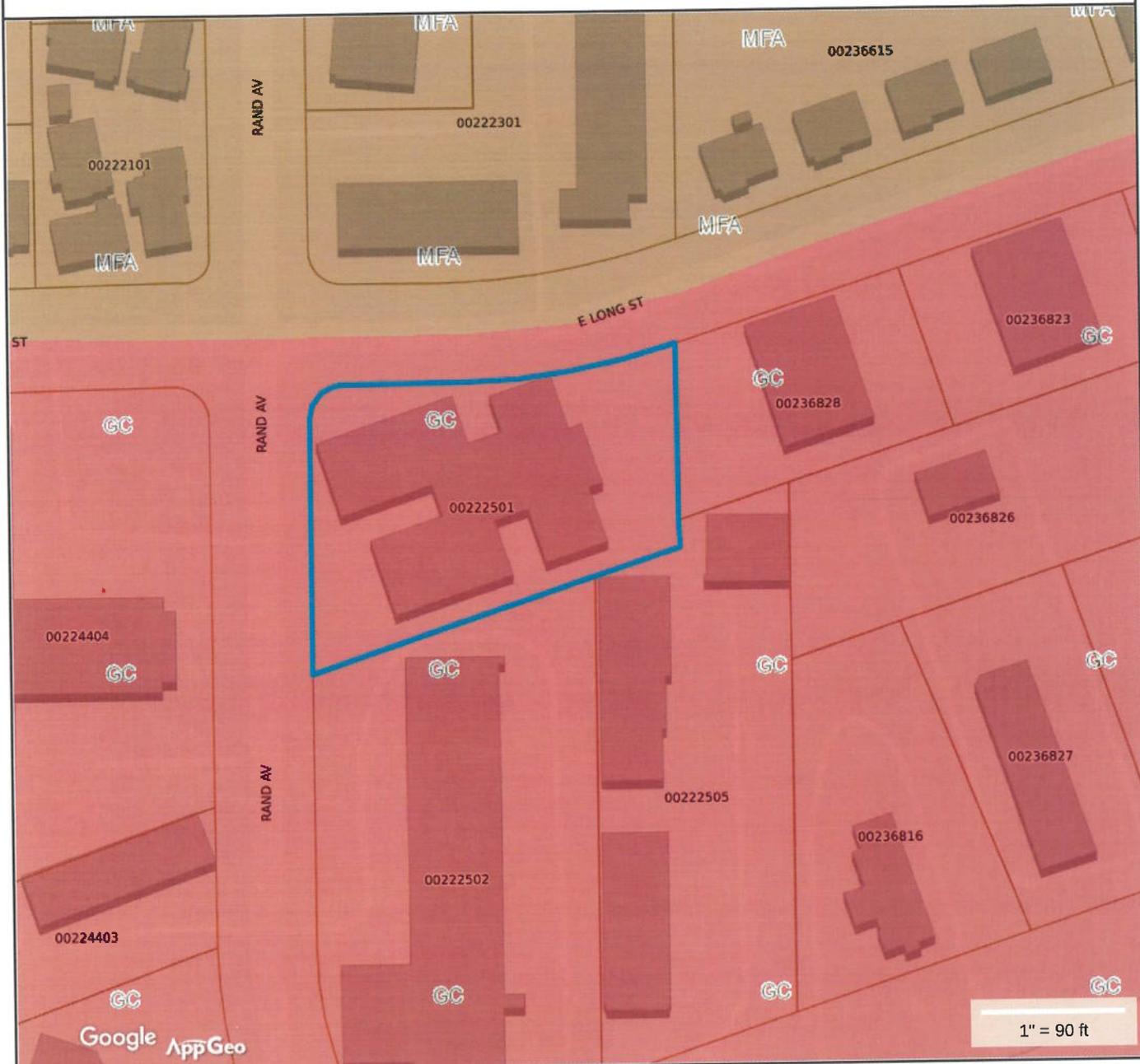


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



**Property Information**

**Property ID** 00222501  
**Location** 1807 E LONG ST  
**Owner** LOPOZ FAMILY TRUST 5/25/00  
**Acres** 0.66



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

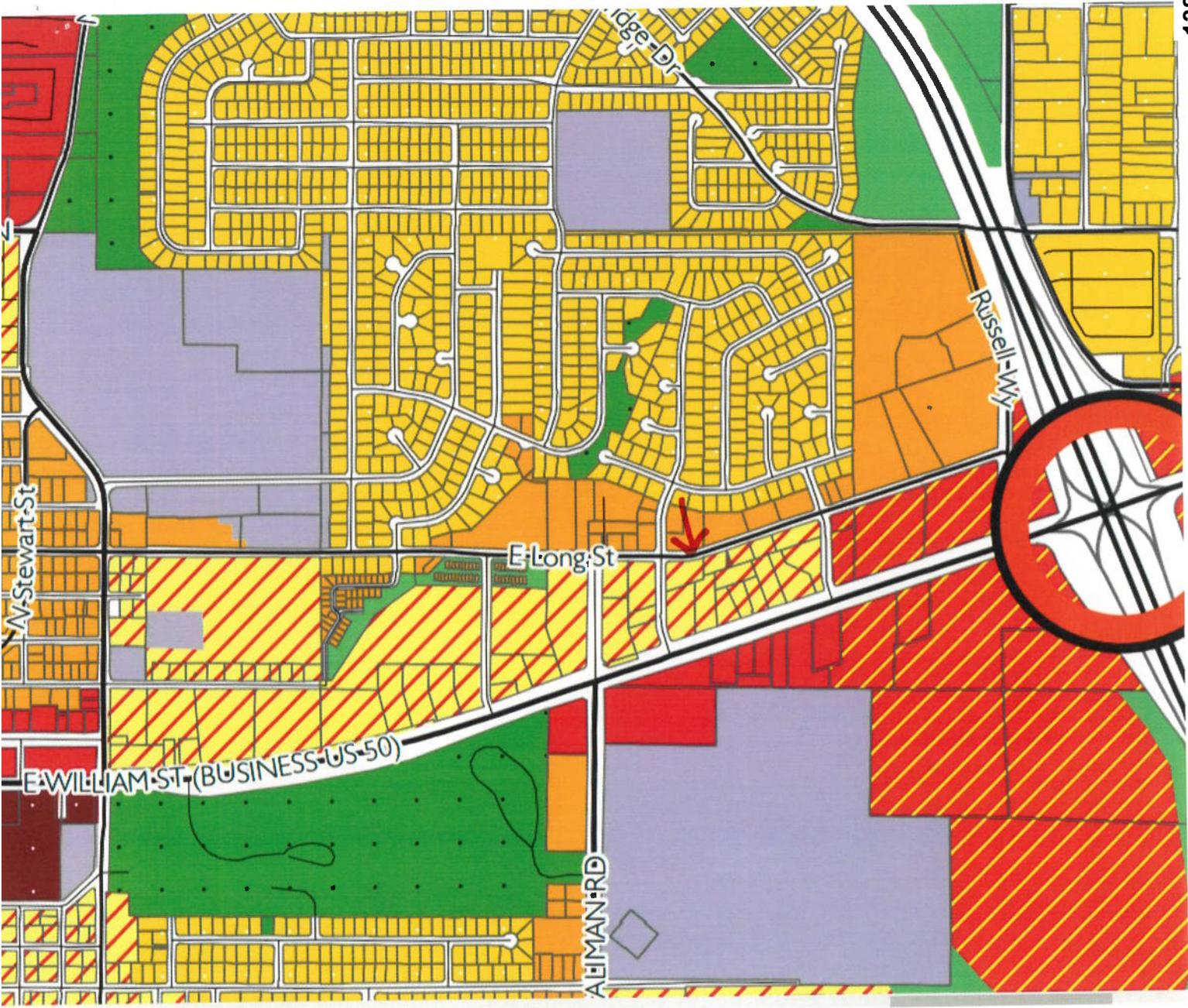
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

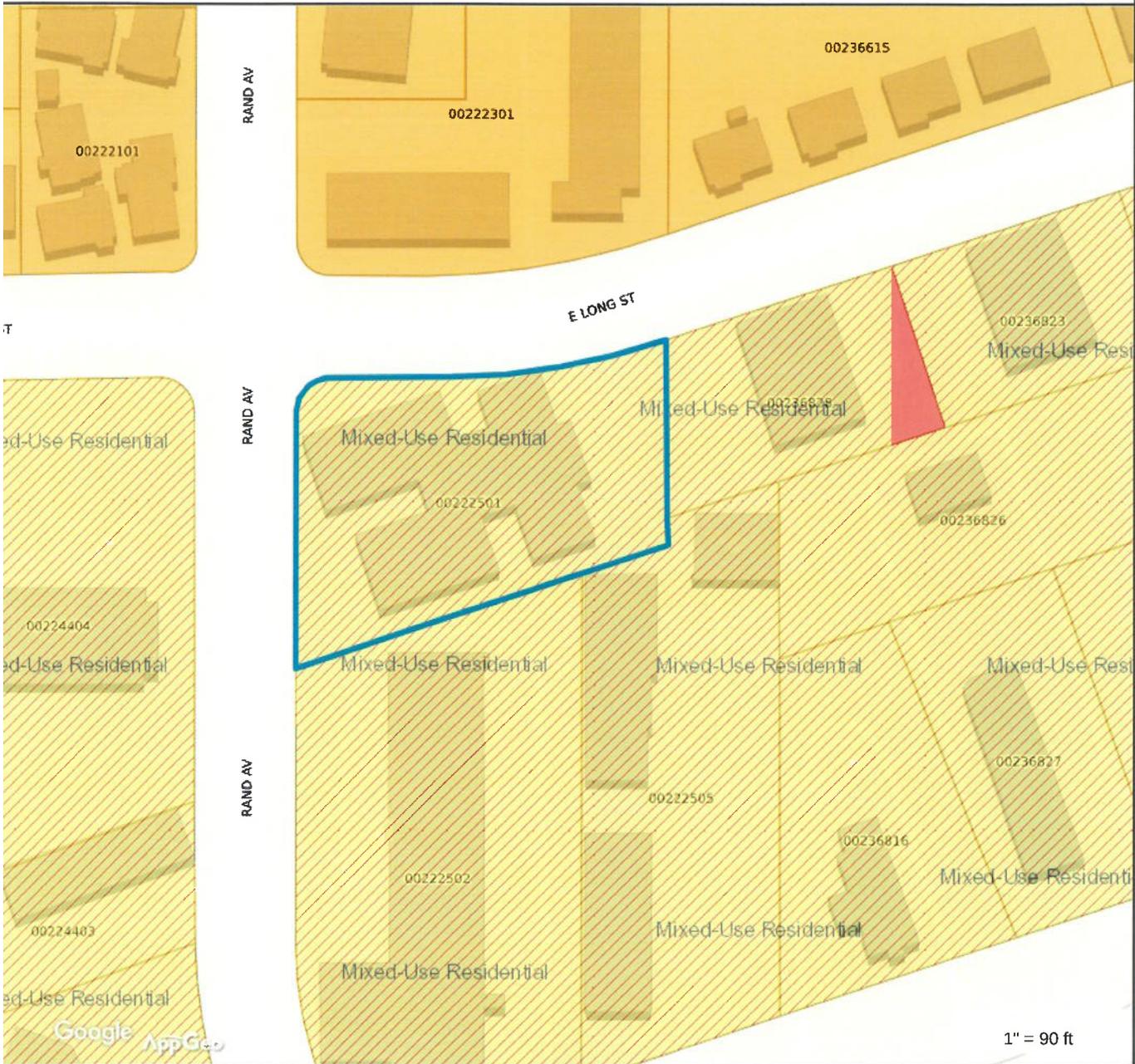
# Map Theme Legends

## Current Zoning

- ZONECODE
- Agricultural
- Airport Industrial Park
- Conservation Reserve
- Downtown Mixed-Use
- General Commercial
- General Commercial PUD
- General Commercial SPA
- General Industrial
- General Industrial Airport
- General Office
- Limited Industrial
- Multi-Family Apartments
- Multi-Family Apartments PUD
- Multi-Family Apartments SPA
- Multi-Family Duplex
- Multi-Family Duplex PUD
- Multi-Family Duplex SPA
- Mobilehome - 6,000 sf
- Mobilehome - 6,000 sf PUD
- Mobilehome - 12,000 sf
- Mobilehome - 1 ac
- Mobilehome Park
- Neighborhood Business
- Neighborhood Business PUD
- Neighborhood Business SPA
- Public
- Public Community
- Public Community PUD
- Public Community SPA
- Public Neighborhood
- Public Neighborhood PUD
- Public Regional
- Retail Commercial
- Retail Commercial PUD
- Residential Office
- Residential Office PUD
- Single-Family - 6,000 sf
- Single-Family - 6,000 sf PUD
- Single-Family - 6,000 sf SPA
- Single-Family - 12,000 sf
- Single-Family - 12,000 sf PUD
- Single-Family - 21,000 sf
- Single-Family - 21,000 sf PUD
- Single-Family - 1 ac
- Single-Family - 1 ac PUD
- Single-Family - 2 ac
- Single-Family - 2 ac PUD
- Single-Family - 5 ac
- Tourist Commercial
- Tourist Commercial PUD

Carson Clty Zoning Boundary Layer. Layer was created using the Carson City Parcel Boundary File and the Carson City Street Centerline File.





<b>Property Information</b>	
<b>Property ID</b>	00222501
<b>Location</b>	1807 E LONG ST
<b>Owner</b>	LOPOZ FAMILY TRUST 5/25/00
<b>Acres</b>	0.66

  
 CLICK LOGO FOR TUTORIAL  
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**  
 Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated 11/17/2018  
 Data updated 11/17/2018

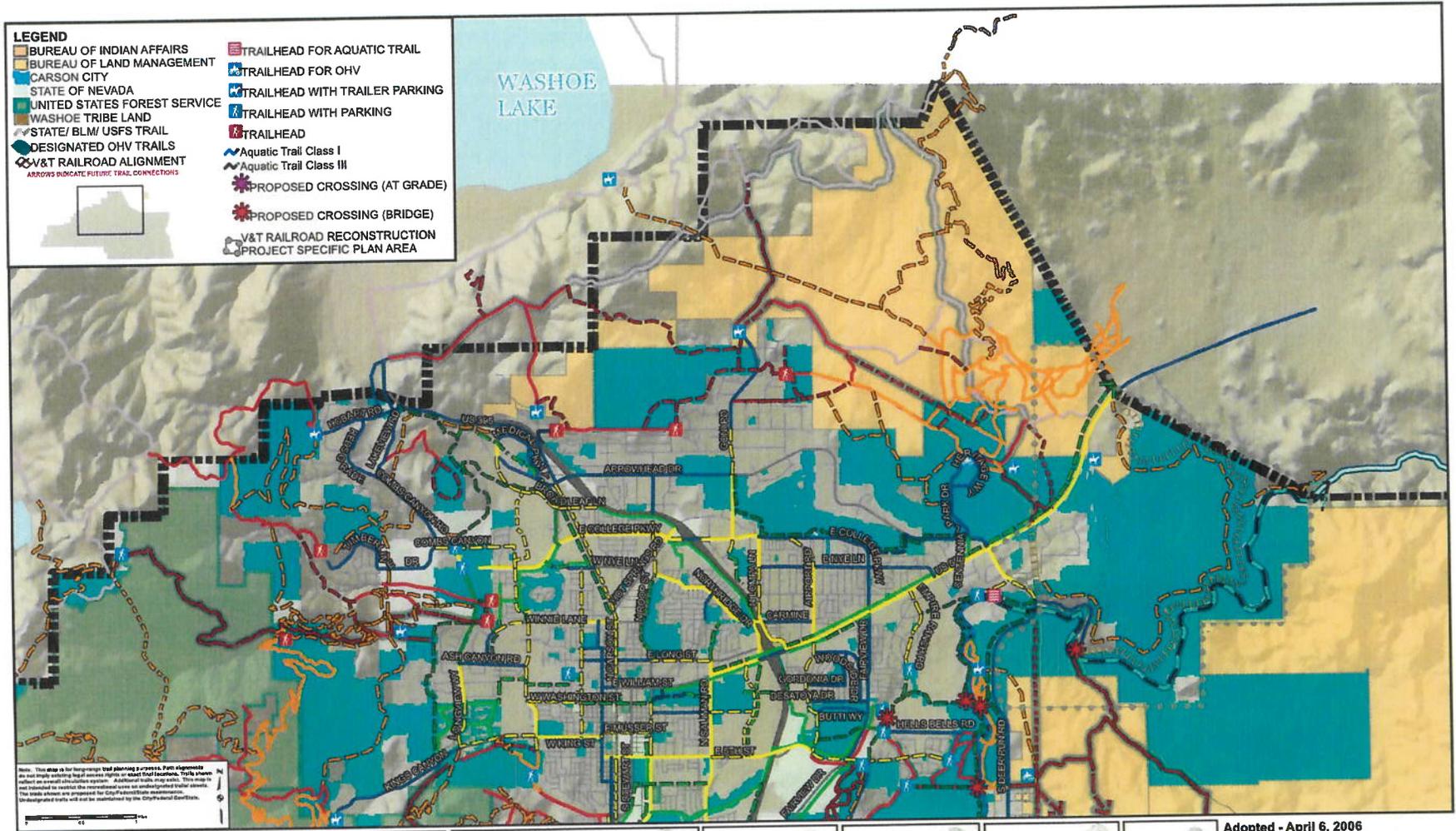
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Master Plan

- Community / Regional Commercial
- Neighborhood Commercial
- Industrial
- Rural Residential (5-20 ac/du)
- Low Density Residential  
(0.2-3 du/ac or 5-0.33 ac/du)
- Medium Density Residential  
(3-8 du/ac)
- High Density Residential  
(8-36 du/ac)
- Public / Quasi-Public
- ▨ Washoe Tribe
- Office
- Vacant Private Land
- Conservation Reserve  
(Private)
- Downtown Mixed-Use
- ▨ Mixed-Use Commercial
- ▨ Mixed-Use Residential
- ▨ Mixed-Use Employment
- Public Conservation
- Open Space
- Parks & Recreation

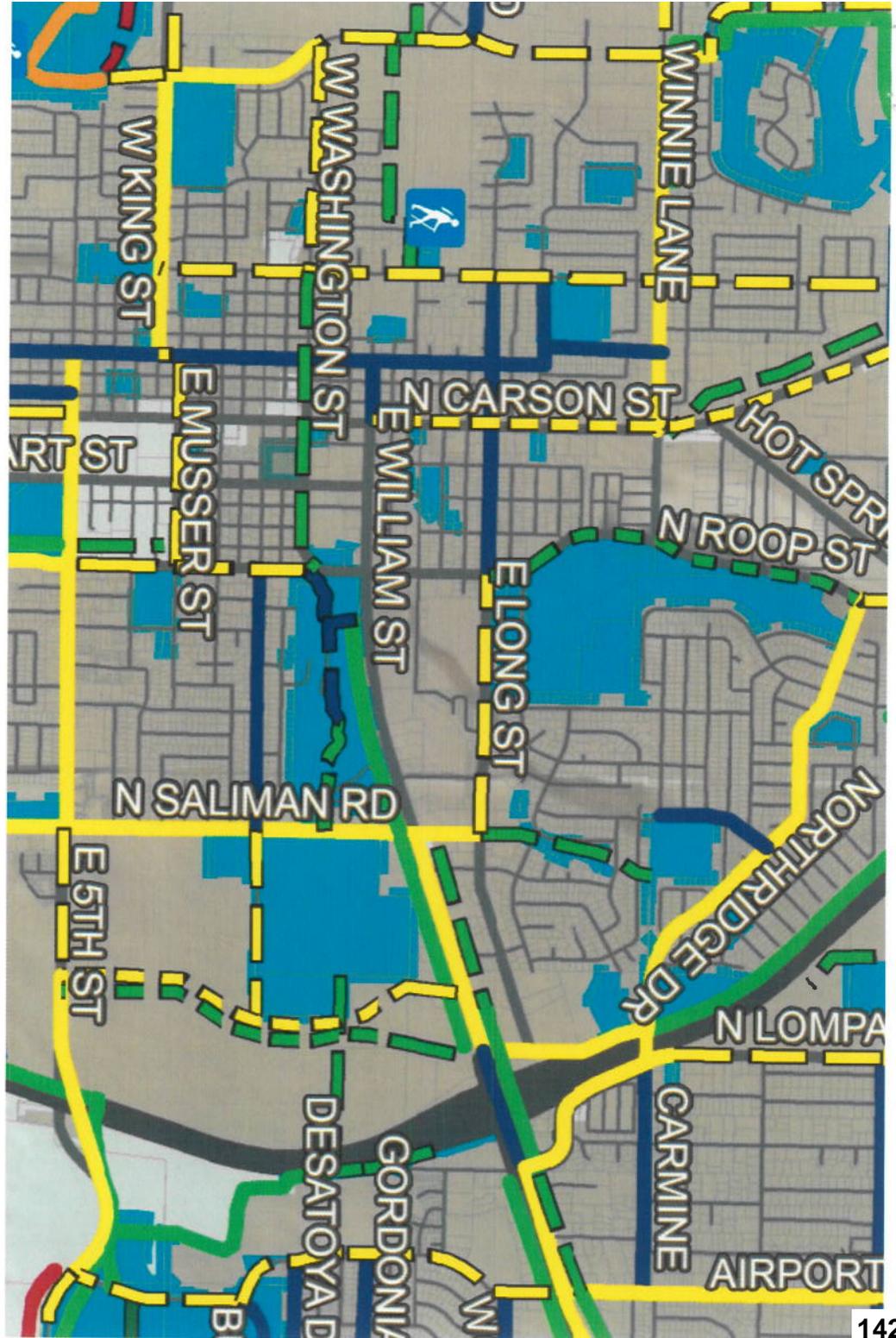
Carson City, NV Master Plan Land Use This layer should not be confused with current land usage, which is called zoning. This layer depicts the future planned land usage agreed upon by the Carson City Planning Department and the Board of Supervisors.

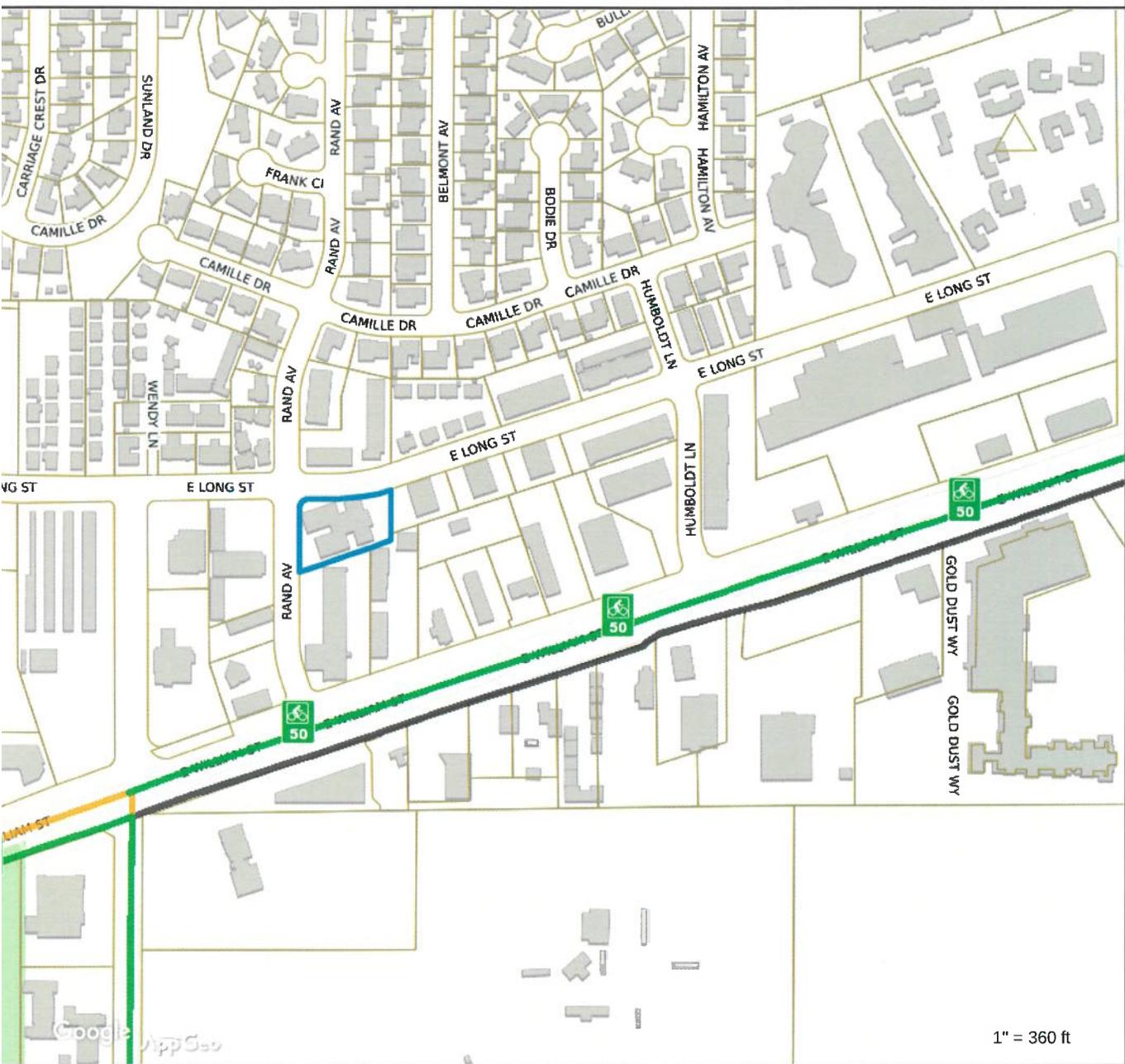


**UNIFIED PATHWAYS MASTER PLAN**  
CARSON CITY, NEVADA



**Adopted - April 6, 2006**  
 Revised - March 15, 2007 / Incorporation of Carson River Aquatic Trail.  
 Revised - XXXX, 2011 / Freeway Multi-Use Path  
 Revised - March 15, 2010 / Incorporation of Off-Street Unpaved Single-Track Opportunities





<b>Property Information</b>	
Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Trails & Bikeways

-  DESIGNATED BIKE
-  BIKE LANE
-  PAVED PATH
-  AMBROSE NATURAL
-  CARSON RIVER
-  CENTENNIAL PARK
-  CLEAR CREEK
-  FOOTHILL TRAIL
-  FULSTONE WETLANDS
-  KINGS CANYON
-  MORGAN MILL/NEW
-  PRISON HILL
-  RIVERVIEW PARK
-  SECRET TRAIL
-  SILVER SADDLE RANCH
-  UNNAMED



Proximate location based on user input  
 ID does not represent an authoritative  
 property location

Selected FloodMap Boundary

Digital Data Available

Digital Data Available

Not mapped

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth
	Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

OTHER FEATURES	
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall



Product Catalog | Map Search | Quick Order | Digital Post Office | Help

Log on

Home > FEMA Flood Zone Designations

## Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

### Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

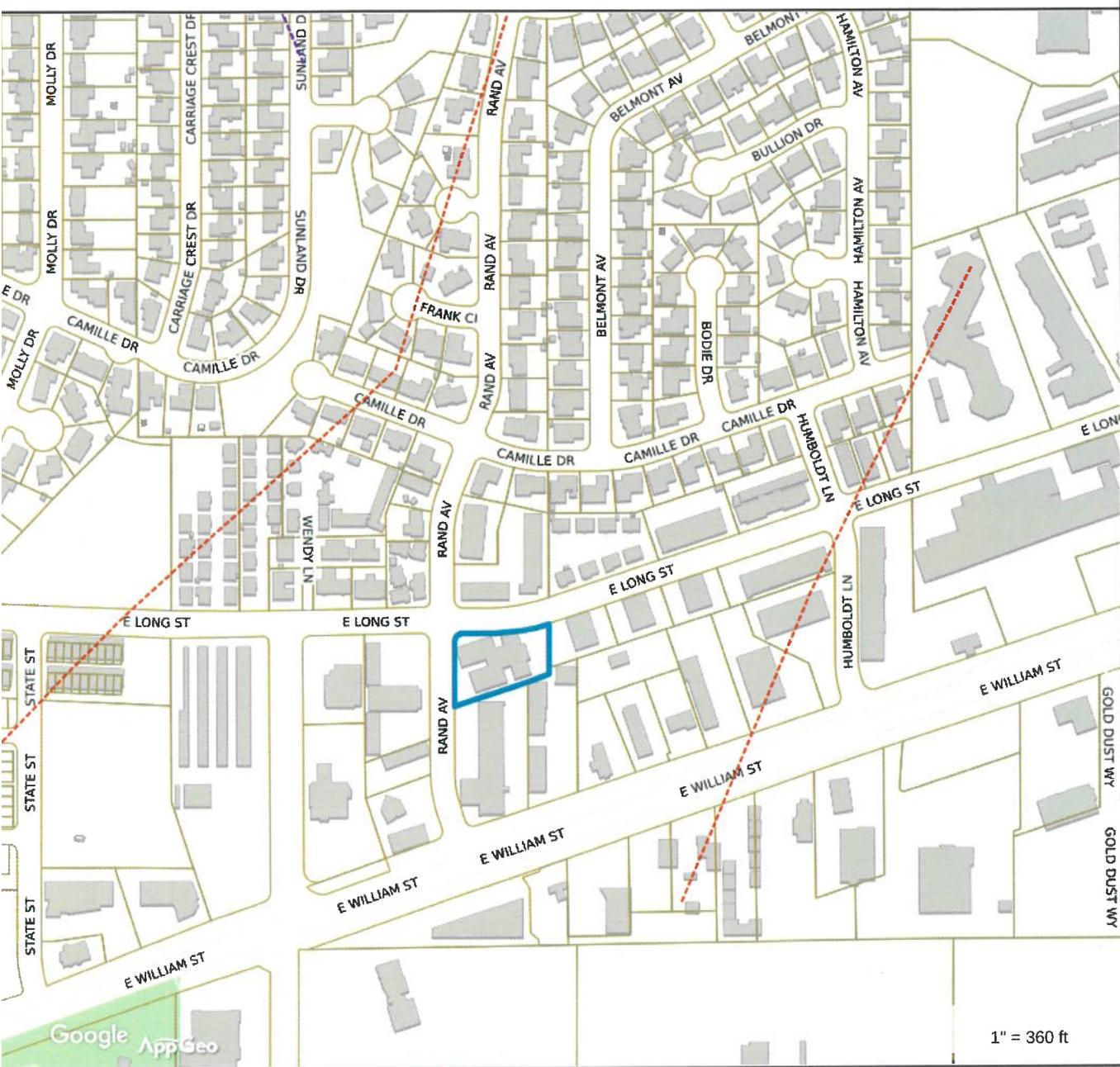
ZONE	DESCRIPTION
<b>B and X (shaded)</b>	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
<b>C and X (unshaded)</b>	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

### High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
<b>A</b>	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
<b>AE</b>	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
<b>A1-30</b>	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
<b>AH</b>	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
<b>AO</b>	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
<b>AR</b>	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
<b>A99</b>	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

### High Risk - Coastal Areas



**Property Information**

Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

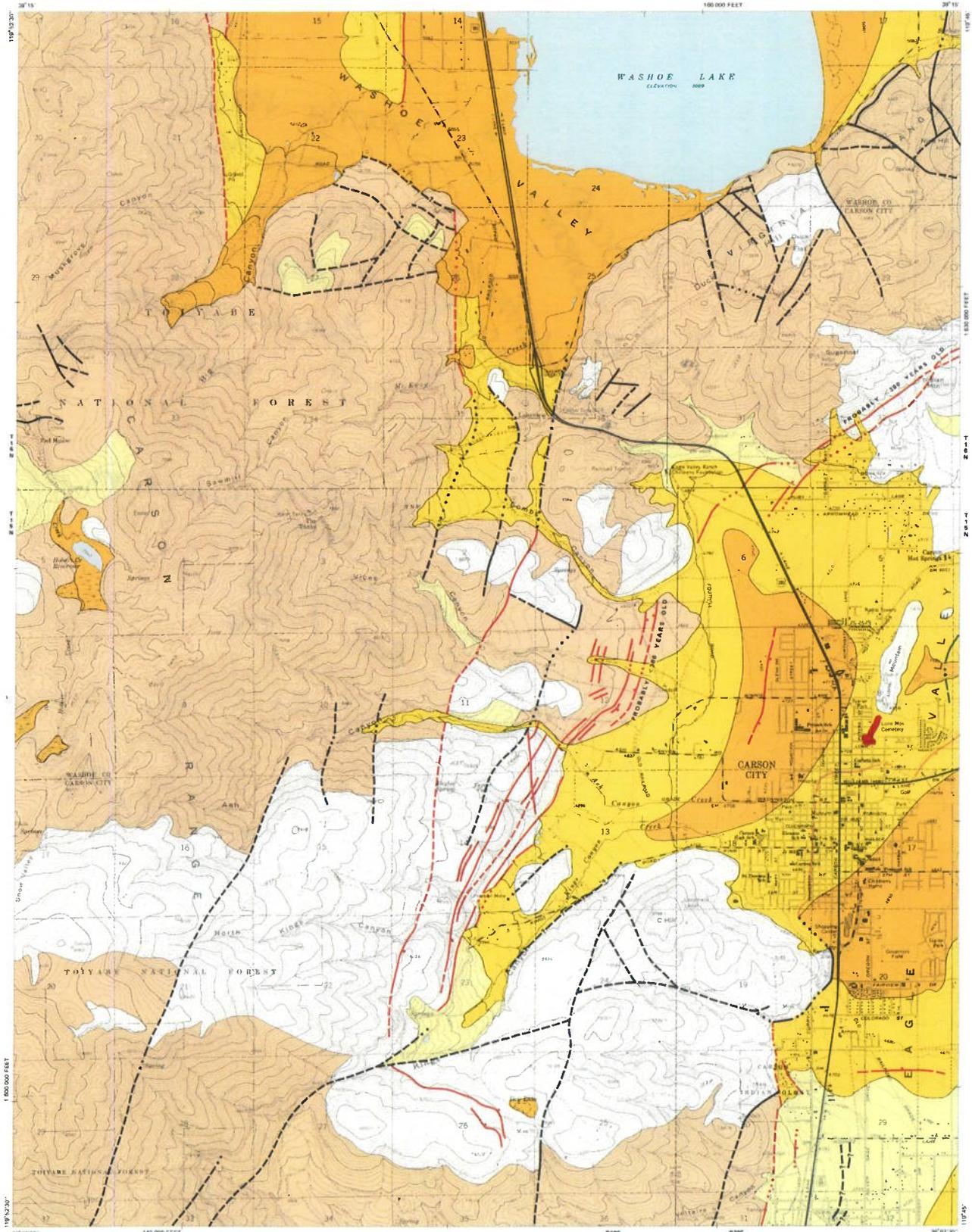
### USGS Linear Faults

#### LINEAR FAULTS

- CLASS B YEARS
- < 1,600,000 YEARS
- < 750,000 YEARS
- < 130,000 YEARS
- < 15,000 YEARS
- < 150 YEARS
- UNKNOWN

CARSON CITY QUAD

EARTHQUAKE HAZARDS



The hazards shown on this map are based upon current data available. Shaking characteristics are inferred from interpretations of geologic, seismic velocity, soils engineering, and ground-water information. Surface rupture potentials are inferred from generalized geologic and soils (weathering profile) information.

These data are intended to be used only as a generalized guide and will be subject to change as more data become available.

Assessment of seismic hazard potential for individual sites must be based upon detailed engineering and seismic studies; such assessments should not be inferred from this map.

**POTENTIAL FOR GROUND SHAKING DURING EARTHQUAKES**

I	Greatest severity of shaking. Depth to ground water less than 3 meters (10 ft). Unconsolidated deposits with low rigidity. Possible severe liquefaction locally.
II	Moderate severity of shaking. Includes units from I above where depth to ground water is greater than 3 meters (10 ft); also includes unconsolidated deposits, with moderate rigidity where depth to ground water is less than 10 meters (33 ft).
III	Moderate severity of shaking. Includes unconsolidated deposits with moderate rigidity where depth to ground water is greater than 10 meters (33 ft).
IV	Least severity of shaking. Underlain by bedrock.

Variable severity of shaking. Includes older fan deposits, gneiss/diorite, which ranges in degree and depth of weathering, and Tertiary ash-flow tuffs, which exhibit various degrees of alteration, welding and fracture spacing.

**POTENTIAL FOR SURFACE RUPTURE**  
Age of youngest fault displacement

—	Holocene (<12,000 years), locally less than a few hundred years.
—	Late Pleistocene (approximately 12,000–35,000 years).
—	Early to mid Pleistocene (approximately 100,000 years–1.8 m.y.).
—	Indeterminate; predominantly bedrock faults with last probable movement of pre-Pleistocene age.
- - -	Questionable fault.
— · — · —	Fault. Dotted where concealed; dashed where approximately located. Ball on downthrown side.

**Dennis T. Trexler and John W. Bell, 1979**

Depth to ground water based on preliminary general hydrologic map, Carson City quadrangle (T. Kattar, written as memo., 1979).  
Geology data from Trexler (1977) Geologic map, Carson City quadrangle, Nevada Bureau of Mines and Geology Map 1A1.  
Research for this map supported in part by U. S. Geological Survey Earthquake Hazards Reduction Grant No. 14-09-0001 G-494.

Scale 1:24,000

CONTOUR INTERVAL 40 FEET  
DOTTED LINES ARE 10-FOOT CONTOURS  
DATUM IS MEAN SEA LEVEL

Topographic base from U. S. Geological Survey Carson City 7½' quadrangle, 1960  
NEVADA BUREAU OF MINES AND GEOLOGY  
UNIVERSITY OF NEVADA  
RENO, NEVADA 89557  
PRINTED BY STATE PRINT. CO. —



## CARSON CITY COMMUNITY COUNSELING CENTER

### Water and Sewer consumption

Currently, the business operating at 1807 E. long street is a convalescent home known as Eagle Valley Care Centre that has 38 licensed residential beds. As the new potential owners of this building, we would be utilizing this building as the current occupancy rate at 38 residential beds. No additional impact is anticipated of the water and sewer consumption.



CARSON CITY  
COMMUNITY COUNSELING CENTER



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	710,320	0	710,320
Com / Ind.	157,949	57,569	0	215,518
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>157,949</b>	<b>767,889</b>	<b>0</b>	<b>925,838</b>
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	248,612	0	248,612
Com / Ind.	55,282	20,149	0	75,431
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>55,282</b>	<b>268,761</b>	<b>0</b>	<b>324,043</b>
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

No Assessor Descriptions

No Personal Exemptions

Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020		\$14,350.42	\$0.00	\$574.02	\$14,924.44	\$0.00	\$14,924.44
2	10/5/2020		\$2,653.66	\$0.00	\$850.20	\$3,503.86	\$0.00	\$3,503.86
3	1/4/2021		\$2,653.66	\$0.00	\$1,179.46	\$3,833.12	\$0.00	\$3,833.12
4	3/1/2021		\$2,653.66	\$7.00	\$1,561.80	\$4,222.46	\$0.00	\$4,222.46
<b>Total</b>			<b>\$22,311.40</b>	<b>\$7.00</b>	<b>\$4,165.48</b>	<b>\$26,483.88</b>	<b>\$0.00</b>	<b>\$26,483.88</b>

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$26,483.88	\$0.00	\$26,483.88	
(2019 - 2020)	\$36,264.03	\$3,698.88	\$32,565.15	4/19/2021
(2018 - 2019)	\$37,071.79	\$37,071.79	\$0.00	1/11/2019
Show 22 More				

Related Names			
<b>CURRENT OWNER FOR 2021 (2021 - 2022)</b>		<b>OWNER FOR 2020 (2020 - 2021)</b>	
<b>Name</b>	LOPOZ FAMILY TRUST 5/25/00,	<b>Name</b>	LOPOZ FAMILY TRUST 5/25/00,
<b>Mailing Address</b>	AFRODESIA C LOPOZ, TRUSTEE 1807 E LONG ST CARSON CITY, NV, 89706-0000	<b>Mailing Address</b>	AFRODESIA C LOPOZ, TRUSTEE 1807 E LONG ST CARSON CITY, NV, 89706-0000
<b>Status Account</b>	Current	<b>Status Account</b>	Current

+ Structure 1 of 2

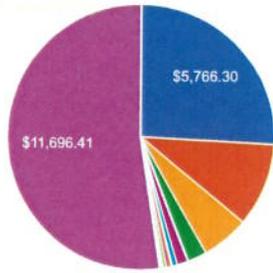
+ Structure 2 of 2

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2002	289448	GRANT BARGAIN SALE DEED	12/31/2002	MARCUS & AULT, PATRICIA WARREN	CORNELIO C & AFRODESIA C LOPOZ	\$2,200,000
1991	119899		9/11/1991		MARCUS & AULT, PATRICIA WARREN	\$90,000

No Genealogy Information

Taxing Entities

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	\$5,766.30
SCHOOL OPER.	0.7500	\$2,261.64
SCH. DEBT (V)	0.4300	\$1,296.67
STATE OF NV	0.1700	\$512.64
MEDICAL INDG	0.1000	\$301.55
SR. CIT.	0.0500	\$150.77
CAP.PROJ. (L)	0.0500	\$150.77
SUB-CONSERV.	0.0300	\$90.46
ACCIDENT INDG	0.0150	\$45.24
CO-OP EXT.	0.0128	\$38.60
<b>Tax Entity Total</b>	<b>3.5700</b>	<b>\$10,614.64</b>
WATER DELINQUENCIES	0.0000	\$11,696.41
EAGLE VLY GRND WTR	0.0000	\$0.35
<b>Special Assessment Total</b>	<b>0.0000</b>	<b>\$11,696.76</b>
<b>Year Total</b>	<b>3.5700</b>	<b>\$22,311.40</b>



- CITY OPER.
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.

▲ 1/2 ▼

RECEIVED

JUN 30 2021

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](mailto:planning@carson.org)

FOR OFFICE USE ONLY:  
CCMC 18.02.080

SPECIAL USE PERMIT

FILE #

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

APPLICANT PHONE #

Community Counseling Center

\*Due after application is deemed complete by staff

MAILING ADDRESS, CITY, STATE, ZIP

205 S. Pratt Ave, Carson City, NV 89701

EMAIL ADDRESS

carolinebasagoitia@gmail.com

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

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

PROPERTY OWNER PHONE #

Lopoz Family Trust

CD or USB DRIVE with complete application in PDF

MAILING ADDRESS, CITY, STATE, ZIP

1807 E Long Street, Carson City, NV 89706

EMAIL ADDRESS

jackie.2314@hotmail.com

Application Received and Reviewed By:

APPLICANT AGENT/REPRESENTATIVE PHONE #

Jacqueline Shott 775-882-3945

MAILING ADDRESS, CITY STATE, ZIP

205 S. Pratt Ave. Carson City, NV 89701

EMAIL ADDRESS

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):

002-225-01

Street Address

1807 E Long Street, Carson City, NV 89701

Project's Master Plan Designation

Mixed-Use Residential

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Rand Ave. and East William

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

PROPERTY OWNER'S AFFIDAVIT

Daisy Lopoz

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

*[Signature]*  
Signature

1807 E Long St. CC.  
Address

6/17/2021  
Date

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

STATE OF NEVADA

COUNTY Carson City

on June 17, 2021, Afrodisia Cubota

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

KRIS THORSON  
personally appeared before me, a notary public, and who acknowledged to me that he/she executed the foregoing document.  
Appointment Recorded in Carson City  
No: 13-12031-3 - Expires January 17, 2022

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.

KRIS THORSON  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 13-12031-3 - Expires January 17, 2022

## 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:
 

0     10     20     40     Feet
  - 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](http://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](http://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.

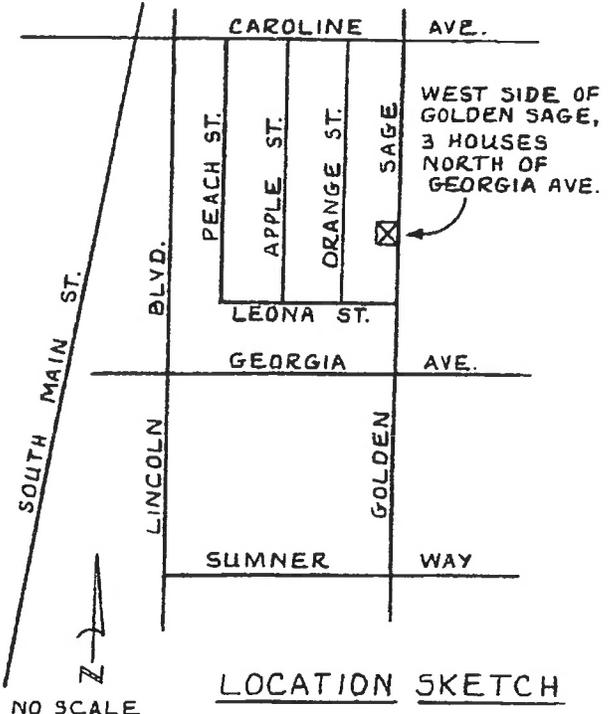
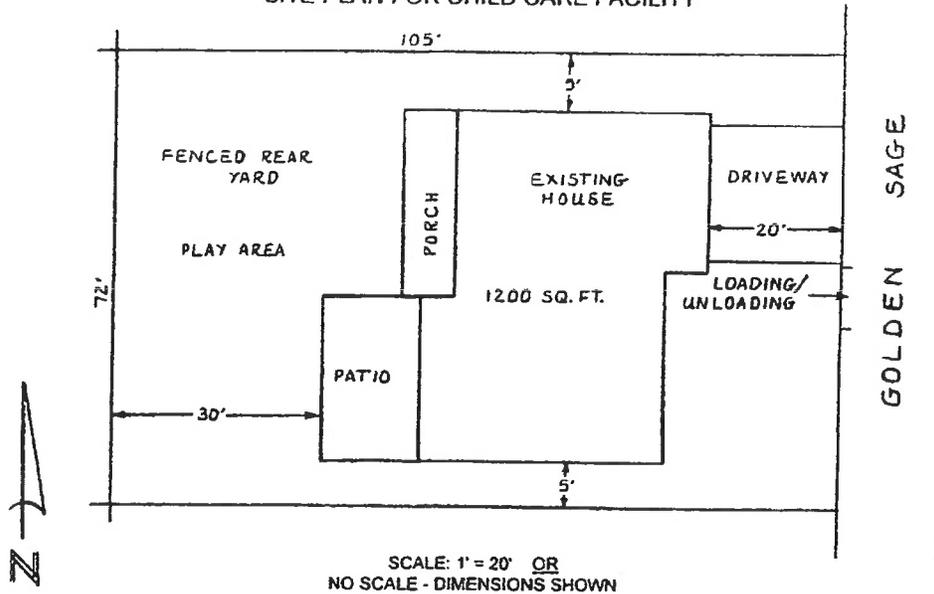
Jackie Shott  
Applicant's Signature

Jacqueline Shott  
Print Name

6/16/21  
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)

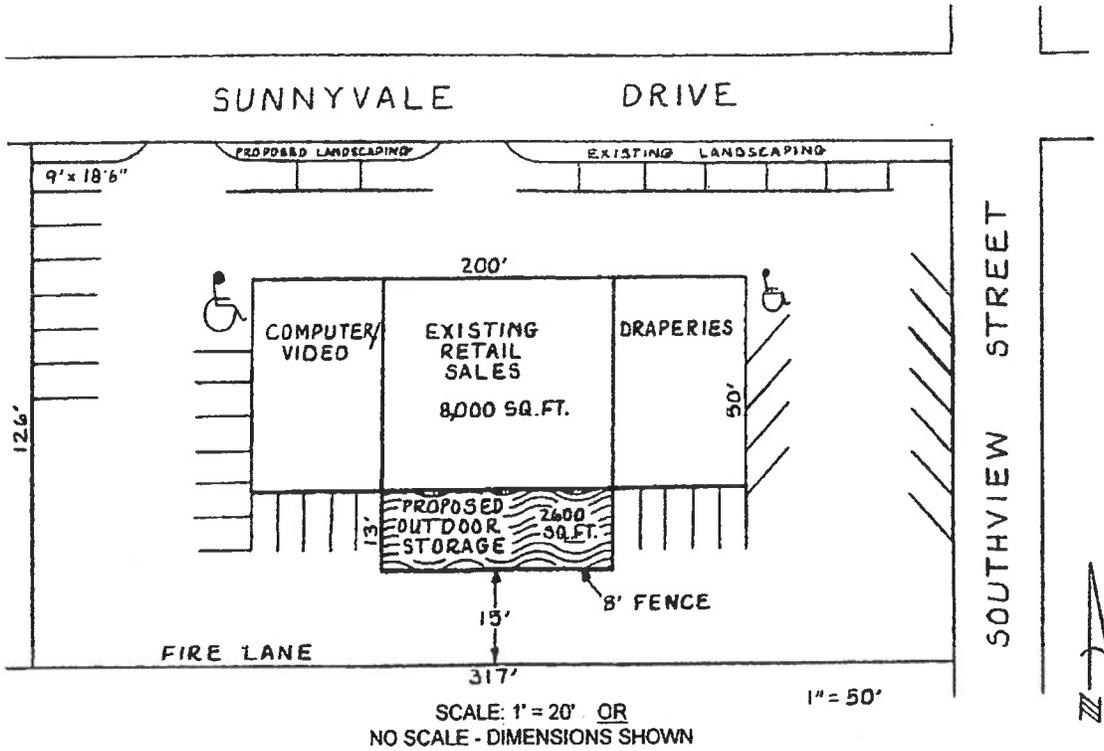
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

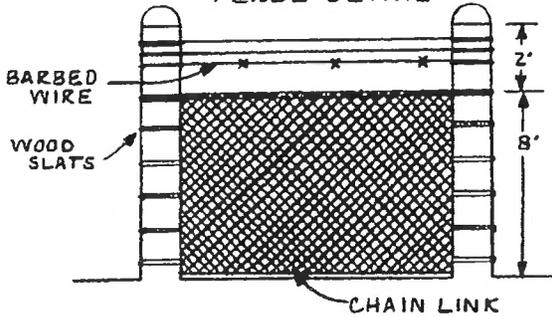
### EXAMPLE SITE PLAN

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE



SCALE: 1" = 20' OR  
NO SCALE - DIMENSIONS SHOWN

#### FENCE DETAIL



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

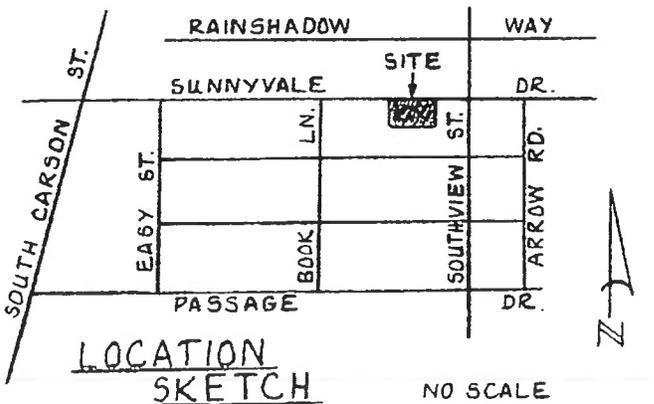
LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith



LOCATION SKETCH

NO SCALE

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

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

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

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

#### CHAPTER 3: A BALANCED LAND USE PATTERN



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

#### Is or does the proposed development:

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

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

#### CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

### Is or does the proposed development:

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

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

4

*Special Use Permit, Major Project Review, & Administrative Permit Development Checklist*

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)?

---

## SUMMARY

Carson City Community Counseling Center is requesting a Major Project Review (MPR) to be submitted concurrently with a Special Use Permit (SUP). The parcel is located on East long St and Rand Way on APN's 00-222-501. The parcel encompasses a total of 0.66 acres as shown on the Carson City APN maps. A map depicting the parcel locations is attached as an exhibit.

The parcel is currently zoned General Commercial but shown on the Carson City Master Plan as Mixed-Use Residential in which public places are a primary use. The parcel is bordered to the north by Sundance Apartments, the west by Fifty Flats Apartments and to the east by William Street property, and Sierra Plaza to the south. In addition, the parcel can be accessed by Rand Ave.

This existing facility as an allowed use of occupancy in Mixed-Use Residential as shown on the Carson City Master Plan. The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit.

Besides the agencies need for additional growth, approval of this project would benefit Carson City by allowing the expansion and continued growth of the extraordinarily successful and well-established Substance Abuse agency while providing Carson City and surrounding area residents with a Substance Abuse Residential Facility for long term successful recovery. Community Counseling Center began in 1985 with the goal to provide high quality care for those suffering from substance abuse, as well as their families. Since its founding, the clinic has expanded its services to include diagnostic assessments, anger management,

---

individual and group therapy, professional training, employee assistance programs, community education, Batterer's Intervention Groups, MAT services, Peer support services, Trauma focused groups, Drug Court program, as well many other services available. Community Counseling Center also recently become and recognized as a Certified Community Behavioral Health Clinic.

Currently Community Counseling currently has 3 locations that provide outpatient treatment located at 205 S. Pratt Ave, 202 S. Pratt Ave, and 1468 HWY 395 in Douglas County as well as 2 homes providing 6 Females, and 6 males Transitional Living, a safe and sober home while in treatment. Community Counseling Center needs to continue to expand our services to the community by providing a Residential Treatment Facility for substance abuse.

Community Counseling Center has seen a continued increased need for residential substance abuse treatment year after year. Data provided by Carson City Sheriff's Office confirms this growth. Currently, Northern Nevada lacks treatment facilities for our residents. As we continue to watch our community grow so does the need for additional resources.

Currently there are wait lists to receive acceptance into local residential facilities, this is leaving a crucial gap in services leaving the clients sitting in jail longer receiving little to no treatment, or for the clients not incarcerated leaving them in unsafe living environment while they await treatment. Community Counseling Centers residential treatment facility is a crucial needed resource for our community. Community Counseling Center has the knowledge and expertise necessary to run a quality residential treatment facility.

Community Counseling Center would like to incorporate a unique residential treatment model to our community. A Family Treatment approach. This project will

---

allow women and their children to remain together (or have frequent visits when something prohibits them from living together) while the parent receives substance use disorder treatment in a residential setting. Our goals are to provide an effective dual treatment for parental recovery and healthy parent-child attachment and well-being.

Community Counseling Center will allow children birth up to 8 years old. Currently, there are many women wanting to go into residential treatment, but do not have a safe place to place their children while they go to treatment. Some of these children end up in foster care which is already extremely overwhelmed. Community Counseling Center will focus of family-based residential treatment that expands beyond individual recovery to include prevention of child maltreatment, family preservation and reunification, and family self-sufficiency. This mother and child approach plays a significant role in the recovery process and facilitates the development of health family roles and behavior patterns. While receiving services, parents and children reside in a safe, supervised living situation and receive wraparound services.

Community Counseling Center strives to give these women a sense of empowerment by providing services to meet their specific needs as well as the emotional needs of their families.

This project would benefit Carson City by allowing the expansion and continued growth of the very successful treatment agency to provide Carson City and surrounding areas residents quality care they deserve.

---



## CARSON CITY COMMUNITY COUNSELING CENTER

1807 E. Long St

### Operation

The facility located at 1807 E. Long Street will be licensed by the state of Nevada as a 38-bed residential care facility for substance abuse providing Level 3.5 Clinically Managed Medium-Intensity Residential Treatment for adults. In addition to the description in American Society of Addiction (ASAM), clinically managed medium intensity residential includes no less than 25 hours per week of structured interventions. A minimum of 7 hours of structured activities will be provided on each day, A minimum of 10 hours of clinical counseling services will be provided each week. The length of stay for each client in the program will be determined by the American Society of Addiction Medicine's (ASAM) criteria and is determined by the client's ability to demonstrated positive behavior and responsible actions.

Clients must be accepted into treatment to temporarily reside at this facility. The facility will not be open to the public. If the client is determined to need additional services while in residential treatment and Community Counseling Center (CCC) can offer additional services at our 205 S. Pratt Ave, they will be transported to and from 1807 E. Long Street and our 205 S. Pratt Street by our company vehicle and approved staff member. In the event they need services we can not provide at either location they will be transported to and from by approved staff.

In the event a client decides to leave against staff advice they will be terminated from the program.

### Operator

This facility will be owned and operated by Carson City Community Counseling Center. There shall not be no more than 38 clients residing at this located at any given time in the event we reach capacity. Only approved residents will be on the property.

This facility will be operating 24-hours a day 7 days a week by appropriate licensed staff. CCC will hire approximately 12-15 staff members to run the 24-hour facility with overlapping shifts.

Staff will consist full time and part time employees:

- 1 Full time Cook.
- 1 Full time director of Residential services.
- 4 Full time Licensed Substance Abuse Counselors.
- 4 Part time Peer support staff/intern staff.
- 1 Part time administrative staff.
- 2 Full time administrative staff.



CARSON CITY  
COMMUNITY COUNSELING CENTER



## CARSON CITY COMMUNITY COUNSELING CENTER

### Basic Care

- ❖ Full utility services
- ❖ 24-hour staffing
- ❖ Emergency call system
- ❖ Fire sprinkler protection and alarm system
- ❖ 24-hour camera security
- ❖ Three meals served daily with snacks provided in between meals.
- ❖ Scheduled van transportation.
- ❖ Planned and coordinated activities.
- ❖ Shower schedule.
- ❖ Daily group therapy.
- ❖ Individual therapy.
- ❖ Trauma therapy.
- ❖ Peer to peer support.
- ❖ Aftercare planning.
- ❖ Case management services
- ❖ Laundry access



CARSON CITY  
COMMUNITY COUNSELING CENTER



## CARSON CITY COMMUNITY COUNSELING CENTER

### Program Structure

#### Admission Criteria

Eligibility for entry in our program will be based solely on the appropriateness of services. No client will be denied services due to race, creed, color, religion, sex, age, or sexual preference. Services are provided to adult women and men 18 years or older. All admission screenings will take place at our 205 S. Pratt located.

Once an assessment is completed by the Assessment and Intake Counselor, a level of care has been recommended and an appropriate placement has been determined. The following must be completed before admission to Residential Treatment can be scheduled.

- 1) Health Screening- An appointment with the Agency Nurse for health screening. This screening will take place at our 205 S. Pratt location to determine if there were any health problems or concerns, this would need to be resolved prior to admission.
- 2) Mental Health Screening- During assessment, a Screening Tool will be used to help determine if additional mental health services are needed. This screening will take place at our 205 S. Pratt location.
- 3) Identification- At the time of admission clients must have identification or copies of identification.
- 4) TB Test- A step-two TB test must be done. If clients have had TB testing administered within last 6 months, then the client must provide in the Intake Counselor with a copy of results. If necessary, a copy of chest X-ray may also be required.

During client's assessment if any special needs assistance due to disability, the staff will make appropriate accommodations.



---

**Questionnaire Supporting the Application  
for a  
Special Use Permit and Major Project Review**

**1 That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject parcel is located.

**CHAPTER 3: A BALANCED LAND USE PATTERN**

**Theme:** 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)?

Not Applicable

Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e)?

Not Applicable

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

The facility is currently built out.

This project would provide infill in an area already supplied by Carson City services including collector roads capable traffic, connections to water and sewer, and emergency services.

---

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

The proposed Residential Facility is on E. Long Street and Rand Ave. This site is about .2 mile from E. Williams Street. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Existing mature trees, shrubs and landscaping features will be preserved and protected.

At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a,b)?

Not Applicable

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

The proposed Residential Facility is in a master planned Mixed-Use Residential area that will promote mixed use by allowing for a Residential Facility in the vicinity of land zoned Public Regional, Commercial and Residential. This Residential Facility will be in a "mixed use" area which is appropriate in context of the surrounding parcels of land.

Meet adopted standards ((e.g. setbacks) for transitions between non-residential and residential zoning districts (1.52.1d)?

The existing building meets all required setbacks to adjacent properties.

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

NA

Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures(3.3d, e)?

---

The parcel lies within the Federal Emergency Management Agency's Flood Insurance Rate Map Zone X. See FEMA /FIRM exhibits.

In terms of seismic activity, this parcel is in an area designated as having the "Moderate Severity" potential for ground shaking during earthquakes. There are no known geologic hazards located within the parcel

s. See Earthquake Hazard Map exhibits.

Provide for levels of services (i.e. water sewer, road improvements, sidewalks, etc.) consistent with the land use designation and adequate for the proposed development (Land use table descriptions)

The existing building on this parcel is currently connected to the city's water and sanitary sewer system. New occupancy will be using all existing levels of service.

This project provides infill in an area already supplied by Carson City services including collector roads capable of handling traffic, sidewalk facilities, and emergency services.

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

Not Applicable

---

## **CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**

**Theme:** 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 opportunities to expand parks and recreation opportunities (4.1b)?

The existing building is close to Mills Park, and The Boys and Girls Club of Western Nevada. These will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

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

Not Applicable

## **CHAPTER 5: ECONOMIC VITALITY**

**Theme:** 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)?

Community Counseling Center has an existing staff of approximately 28 employees. The proposed Residential Treatment Facility expansion to Community Counseling Center will allow additional staff to be hired. Its is estimated that the employment will be increased in proportion to the number of clients at the facility to 7-12 new hires, which will include counselors, a cook, and administrative and support staff not only maintaining the primary jobs base but increasing the number of jobs.

---

---

Encourage the development of regional retail centers (5.2a)?

Not Applicable

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

Not Applicable

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

Not Applicable

Promote revitalization of the Downtown core (5.6a)?

Not Applicable

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

Not Applicable

---

## **CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS**

**Theme:** 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 (6.1a)?

The existing building is constructed of framed construction with exterior stucco.

Promote variety and visual interest through the incorporation of well articulated building facades, clearly identified entrances and pedestrian connections , landscaping and other features consistent with the development Standards (6.1c)?

The existing building provides visual interest with its building facades, entrances and landscaping with the surrounding development and adjacent uses and provides infill in an area that is consistent with the development standards.

Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b, 9.4a)?

The existing building provides setback and transitions and connectivity with the surrounding development ensuring compatibility with adjacent uses and provides infill in an area that is consistent with the development standards.

If located in an identified Mixed-Use Activity Center or m Area, does the proposed amendment provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a,b)?

Not Applicable

If located Downtown:

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

Not Applicable

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

Not Applicable

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

---

Not Applicable

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

Not Applicable

---

---

## **CHAPTER 7: A CONNECTED CITY**

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

### **Is or does the proposed development:**

**Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?**

The proposed Residential Facility is on East Long Street about .2 Miles to East Williams. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

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

The site is located within .2 miles of East Williams Street. All access points have the ability to serve the facility traffic needs and are consistent with the Transportation Master Plan.

**Does the proposed amendment provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?**

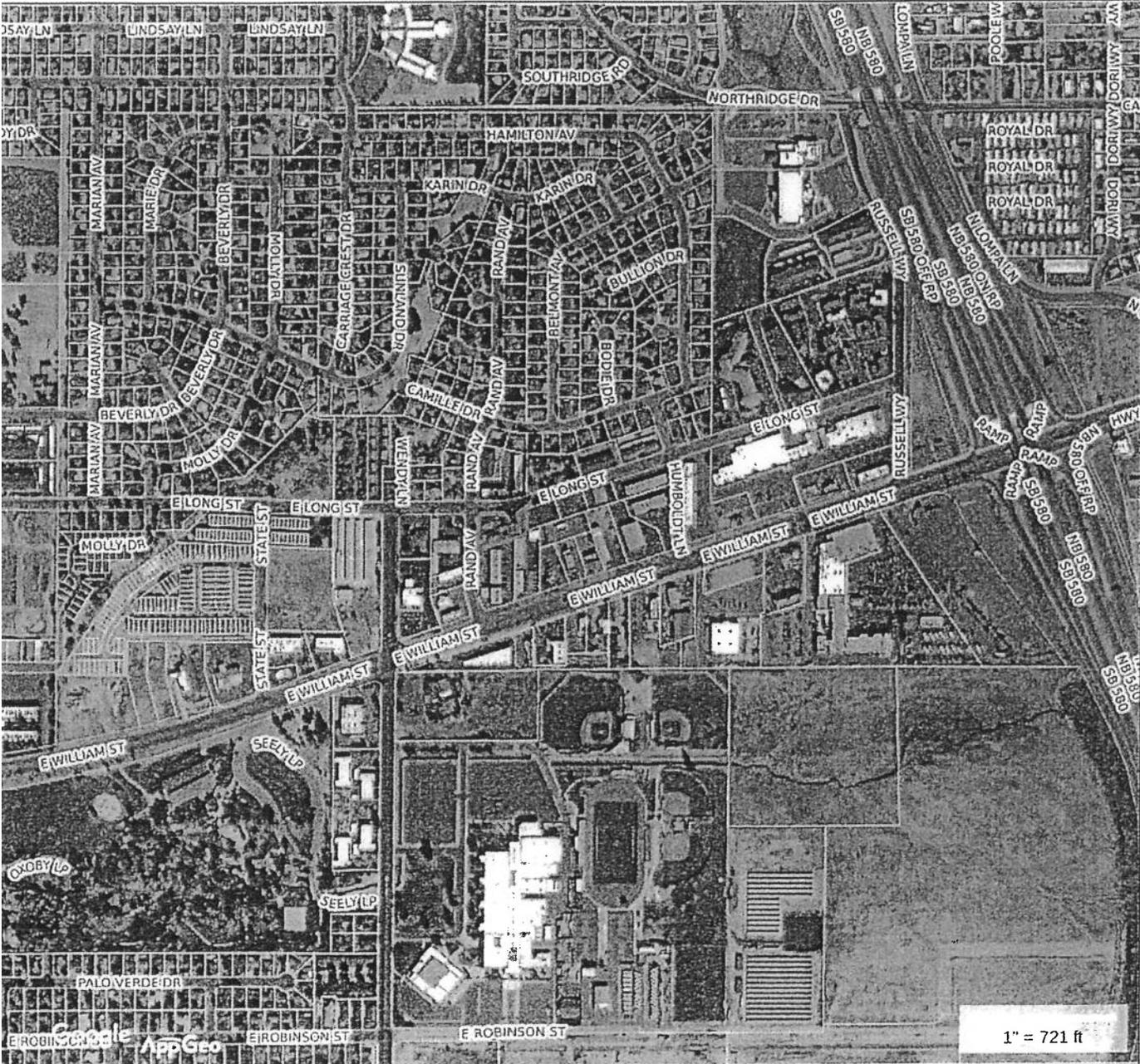
The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows an on-street bike lane on East Long Street.



Carson City , NV

May 17, 2021

# VICINITY MAP



**Property Information**

Property ID: D0222501  
 Location: 1607 E LONG ST  
 Owner: LOPCO FAMILY TRUST 5/25/00  
 Acres: 0.66

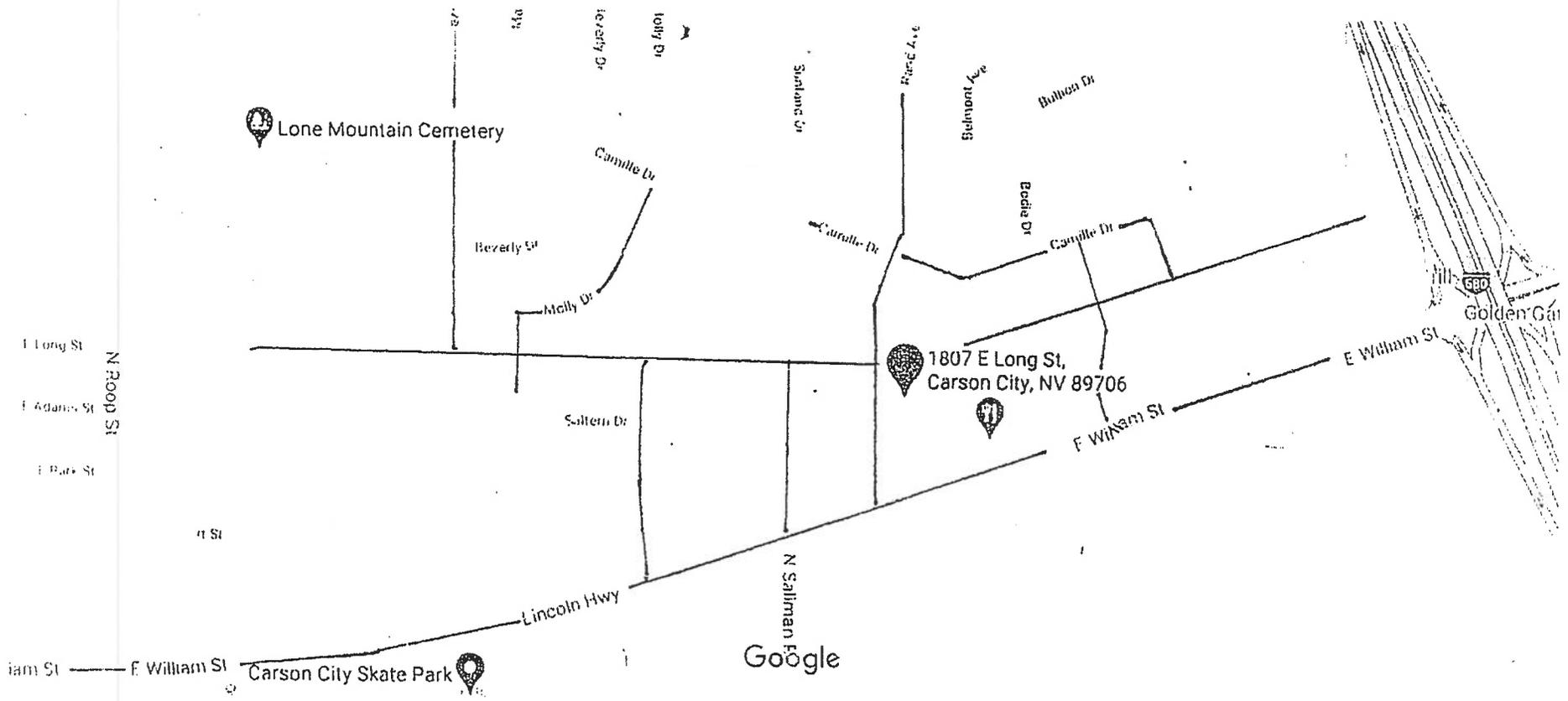


MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

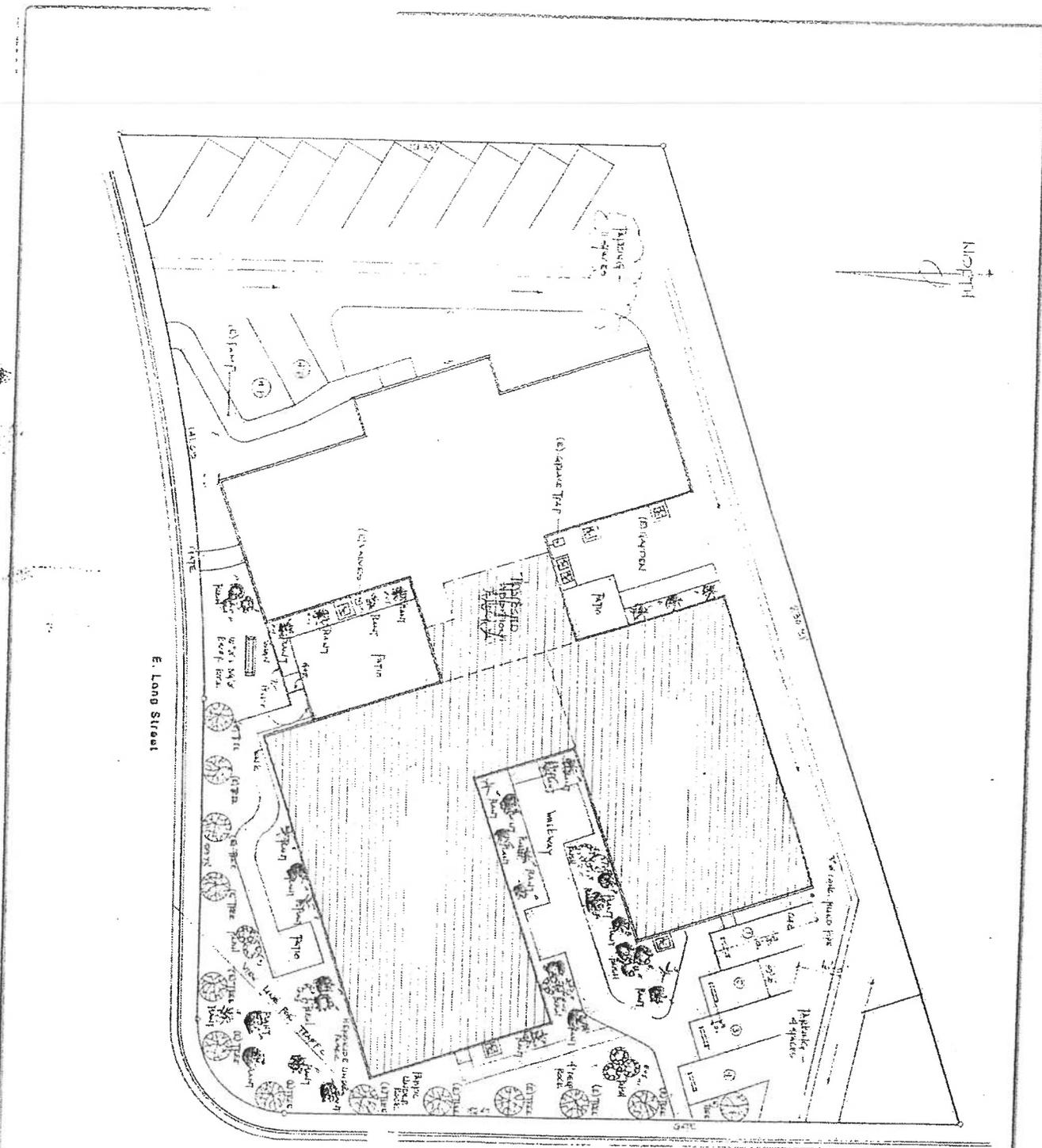
Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

Google Maps 1807 E Long St

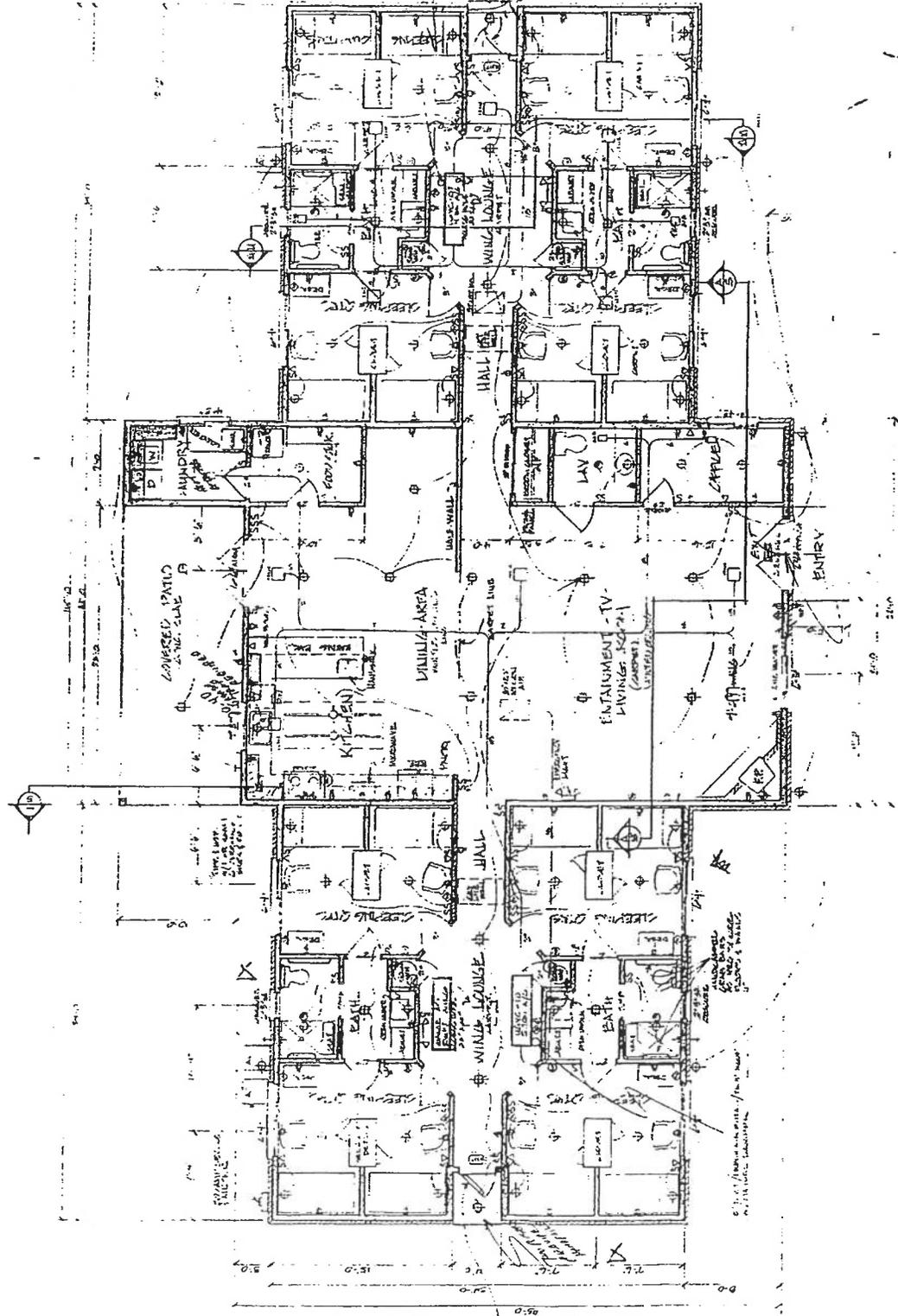


Map data ©2021 500 ft



Rend Avenue

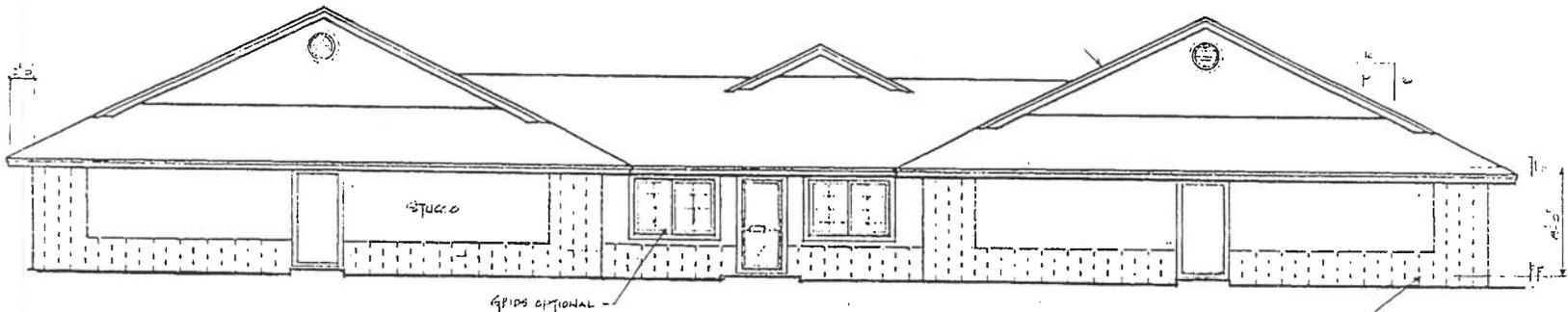
PARKING REQUIREMENTS  
 Required Spaces - 15  
 Total - 15



FLOOR PLAN

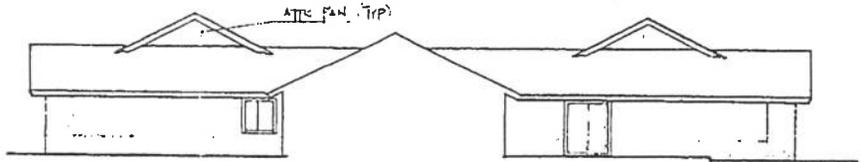
110 Beds 4 Showed Bathrooms





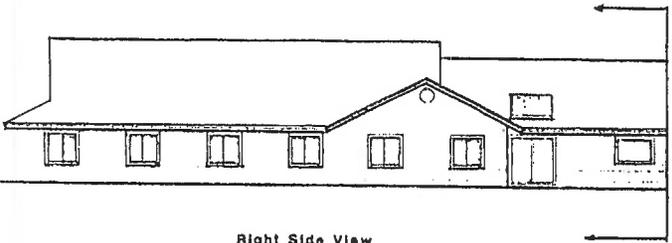
**Front Elevation**

SCALE: 1/4" = 1'-0"



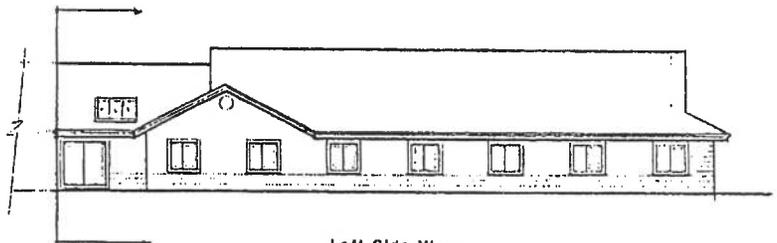
**Rear Elevation**

SCALE: 1/4" = 1'-0"



**Right Side View**

SCALE: 1/4" = 1'-0"



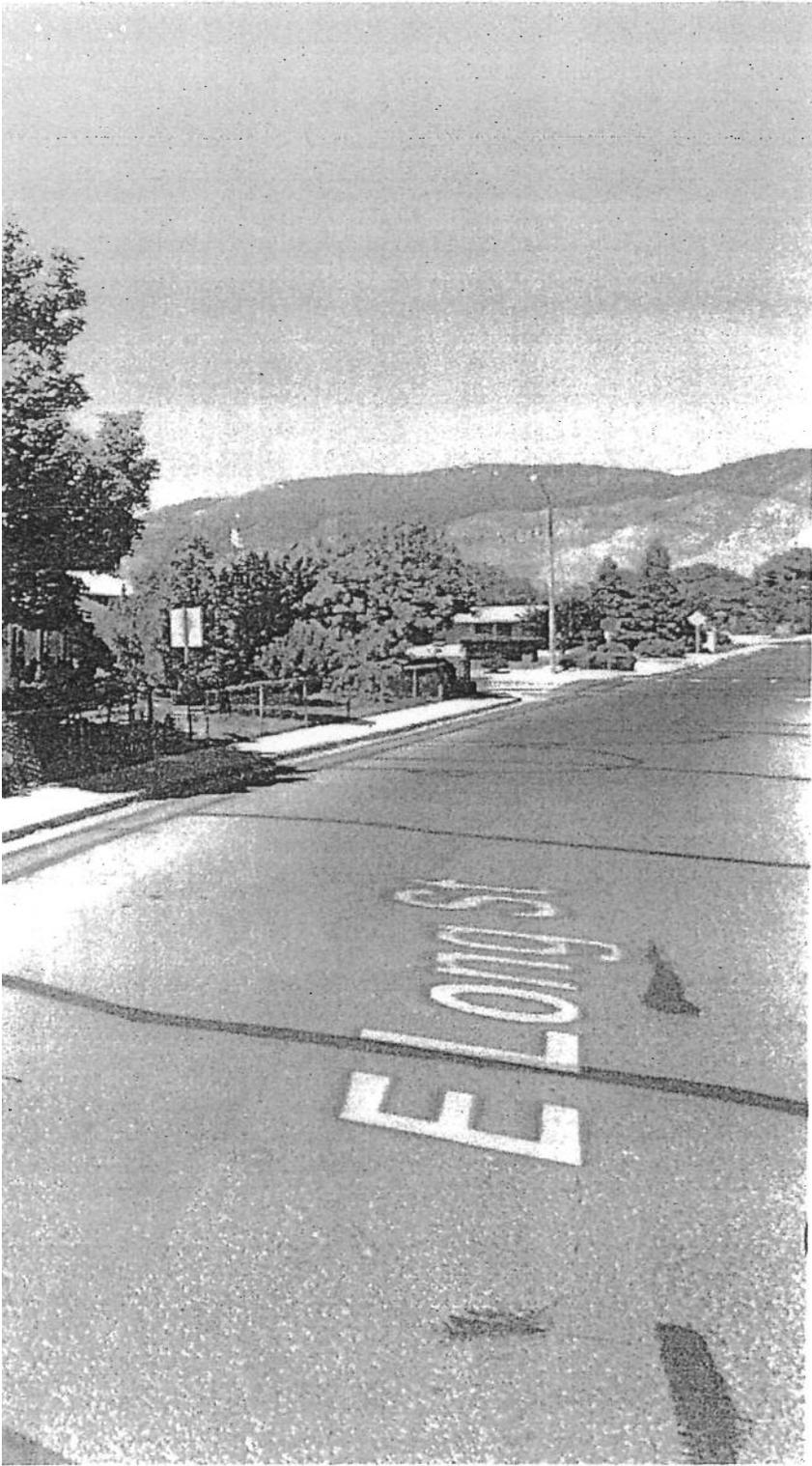
**Left Side View**

SCALE: 1/4" = 1'-0"



1807 E L  
Carson C  
Tractor Supply Co

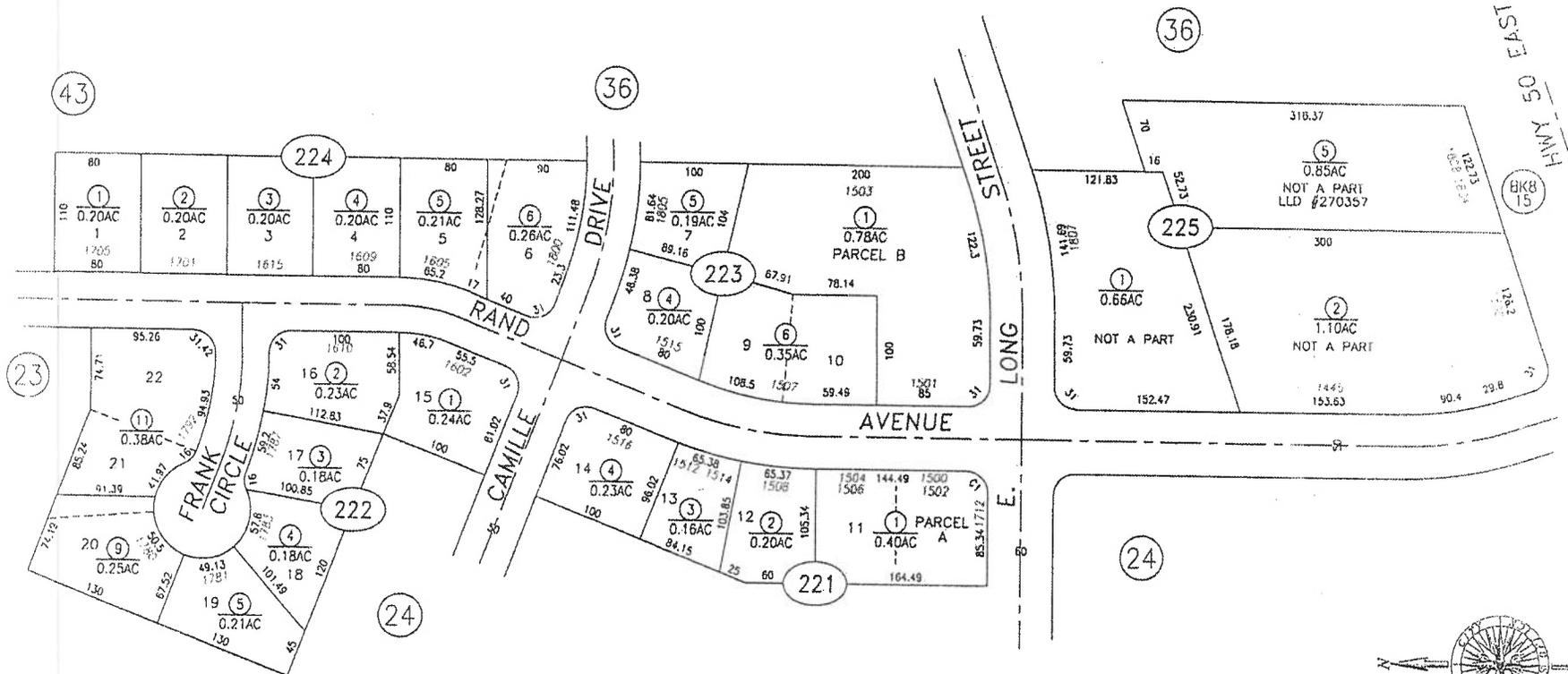
Google



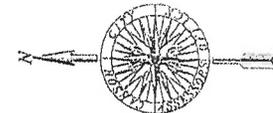


PORTION SW1/4 SECTION 9, T.15 N., R.20 E., M.D.B. & M.

2-22



APN	PARCEL MAP
002-222-09	ADJ 20 R/S 2763 LLA# 413079
002-222-11	LLD #458745



SCALE: 1" = 100'  
REVISED: 11/06/2015

OLIVER SUBDIVISION  
UNIT NO. 1

RECORDED 1/26/66

PARCELS 002-222-09 A TO 10 AND 002-222-11

CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSIGNED AS TO THE SUFFICIENCY OR ACCURACY OF THE  
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR  
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccapps.org/publicis/>



**Property Information**

Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/7/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



<b>Property Information</b>	
Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66

  
 CLACK COUNTY CLERK  
 CLACK COUNTY, NEVADA

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

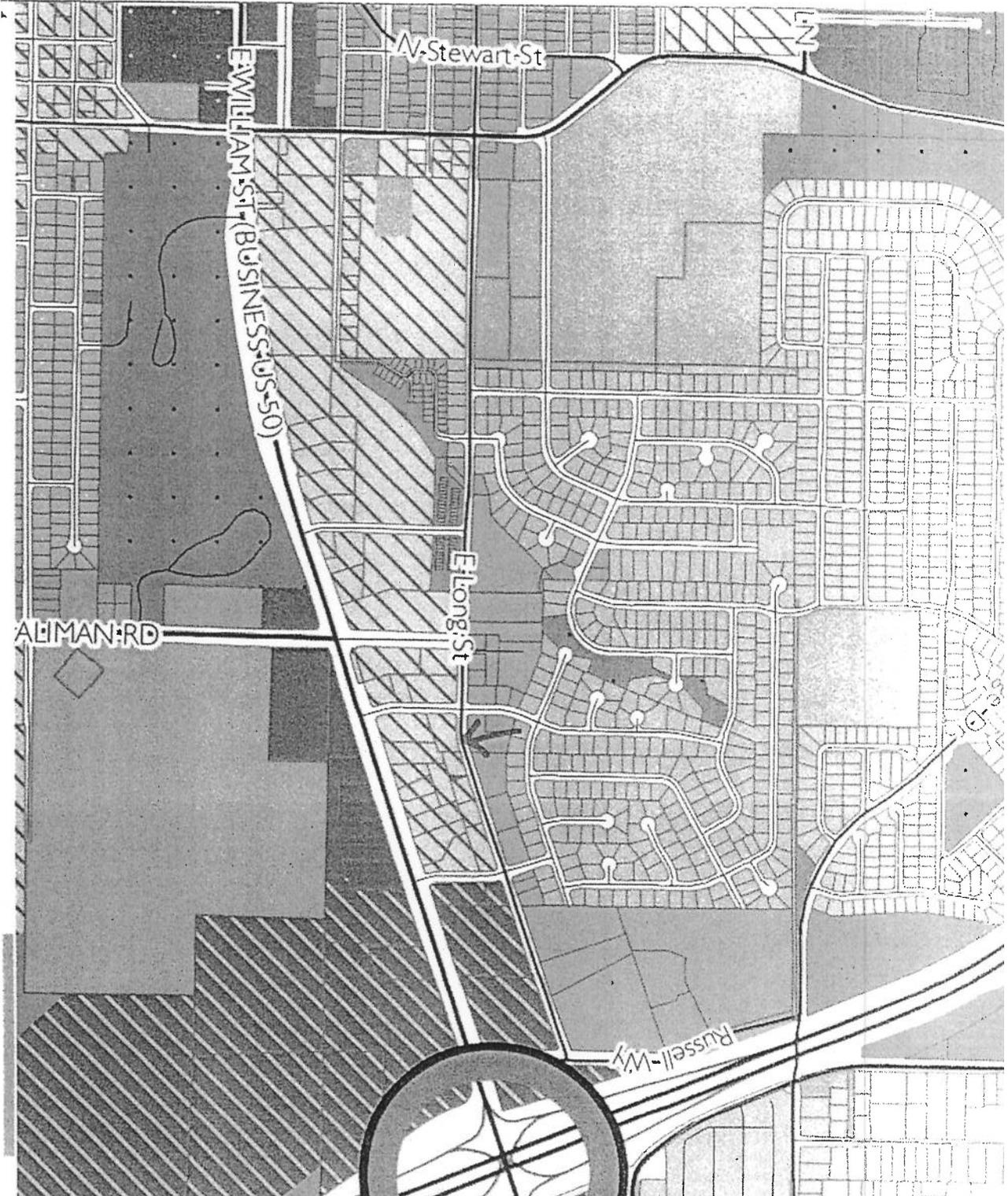
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

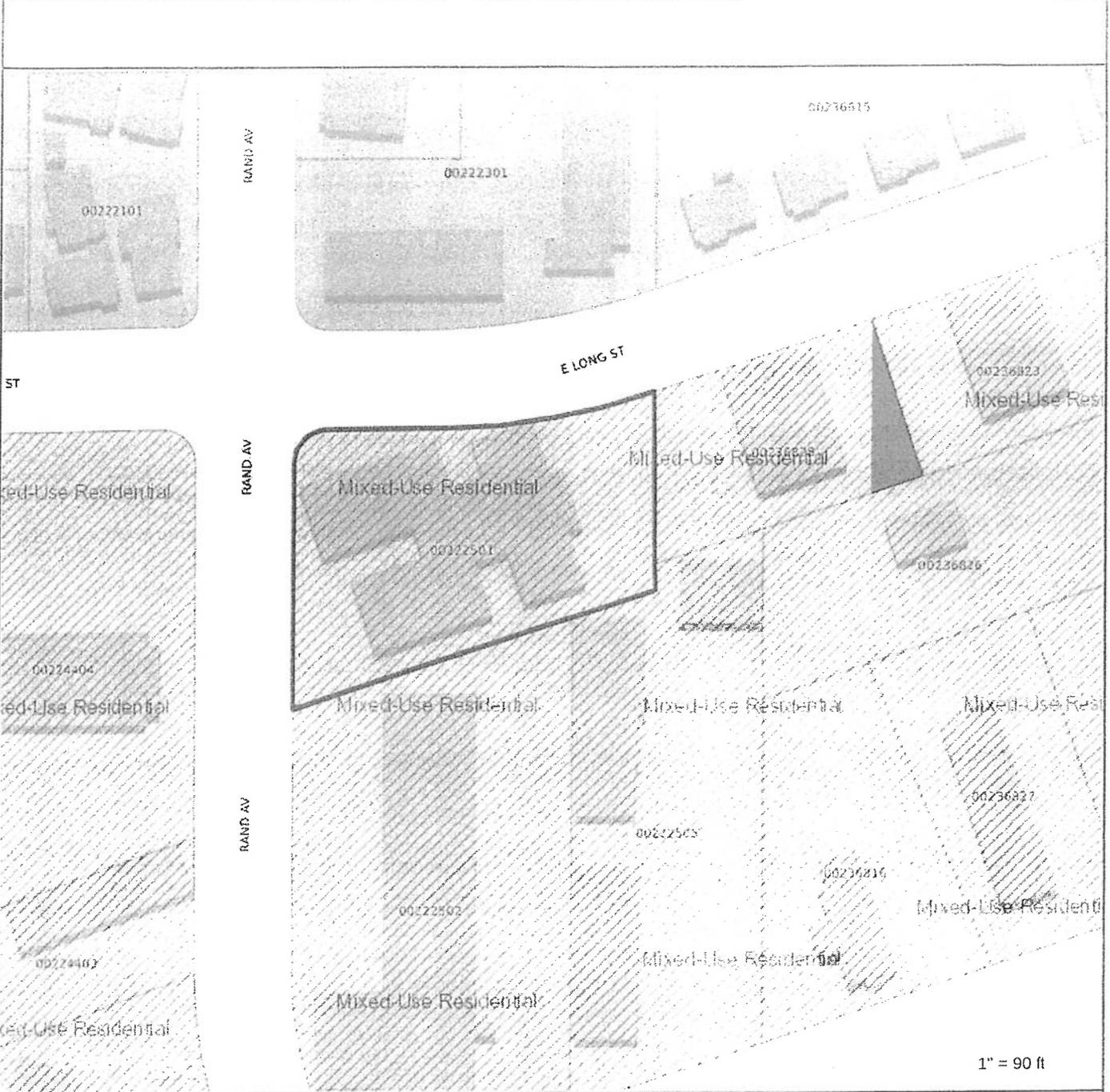
# Map Theme Legends

## Current Zoning

- All Other
- Agricultural
- Airport Industrial Port
- Condominium Residential
- Countywide Mixed Use
- General Commercial
- General Commercial PUD
- General Commercial SPA
- General Industrial
- General Industrial Airport
- General Office
- Limited Industrial
- Multi Family Apartments
- Multi Family Apartments PUD
- Multi Family Apartments SPA
- Multi Family Duplex
- Multi Family Duplex PUD
- Multi Family Duplex SPA
- Mobilehome - 6,000 sf
- Mobilehome - 6,000 sf PUD
- Mobilehome - 12,000 sf
- Mobilehome - 1 ac
- Mobilehome Park
- Neighborhood Business
- Neighborhood Business PUD
- Neighborhood Business SPA
- Public
- Public Community
- Public Community PUD
- Public Community SPA
- Public Neighborhood
- Public Neighborhood PUD
- Public Regional
- Retail Commercial
- Retail Commercial PUD
- Residential Office
- Residential Office PUD
- Single Family - 6,000 sf
- Single Family - 6,000 sf PUD
- Single Family - 6,000 sf SPA
- Single Family - 12,000 sf
- Single Family - 12,000 sf PUD
- Single Family - 21,000 sf
- Single Family - 21,000 sf PUD
- Single Family - 1 ac
- Single Family - 1 ac PUD
- Single Family - 2 ac
- Single Family - 2 ac PUD
- Single Family - 5 ac
- Town Commercial
- Town Commercial PUD

Carson City Zoning Boundary Layer. Layer was created using the Carson City Parcel Boundary File and the Carson City Street Centerline File.





**Property Information**

Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Master Plan

- Community / Regional Commercial
- Neighborhood Commercial
- Industrial
- Rural Residential (5-20 ac/dw)
- Low Density Residential (0.2-3 du/ac or 5-10 ac/dw)
- Medium Density Residential (3-8 du/ac)
- High Density Residential (8-36 du/ac)
- Public / Quasi-Public
- Washoe Tribe
- Office
- Vacant Private Land
- Conservation Reserve (Private)
- Downtown Mixed-Use
- Mixed-Use Commercial
- Mixed-Use Residential
- Mixed-Use Employment
- Public Conservation
- Open Space
- Parks & Recreation

Carson City, NV Master Plan Land Use This layer should not be confused with current land usage, which is called zoning. This layer depicts the future planned land usage agreed upon by the Carson City Planning Department and the Board of Supervisors.

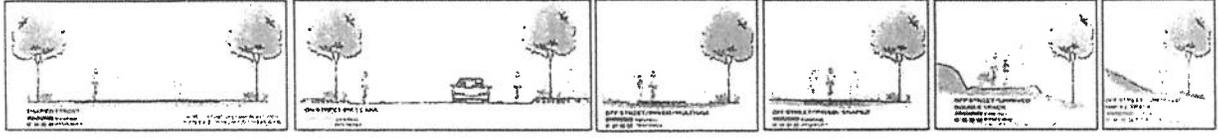
- LEGEND**
- BUREAU OF INDIAN AFFAIRS
  - BUREAU OF LAND MANAGEMENT
  - CARSON CITY
  - STATE OF NEVADA
  - UNITED STATES FOREST SERVICE
  - WASHOE TRIBE LAND
  - STATE/BLM/USFS TRAIL
  - DESIGNATED OHV TRAILS
  - V&T RAILROAD ALIGNMENT
  - TRAILHEAD FOR AQUATIC TRAIL
  - TRAILHEAD FOR OHV
  - TRAILHEAD WITH TRAILER PARKING
  - TRAILHEAD WITH PARKING
  - TRAILHEAD
  - Aquatic Trail Class I
  - Aquatic Trail Class III
  - PROPOSED CROSSING (AT GRADE)
  - PROPOSED CROSSING (BRIDGE)
  - V&T RAILROAD RECONSTRUCTION
  - PROJECT SPECIFIC PLAN AREA

WASHOE  
LAKE

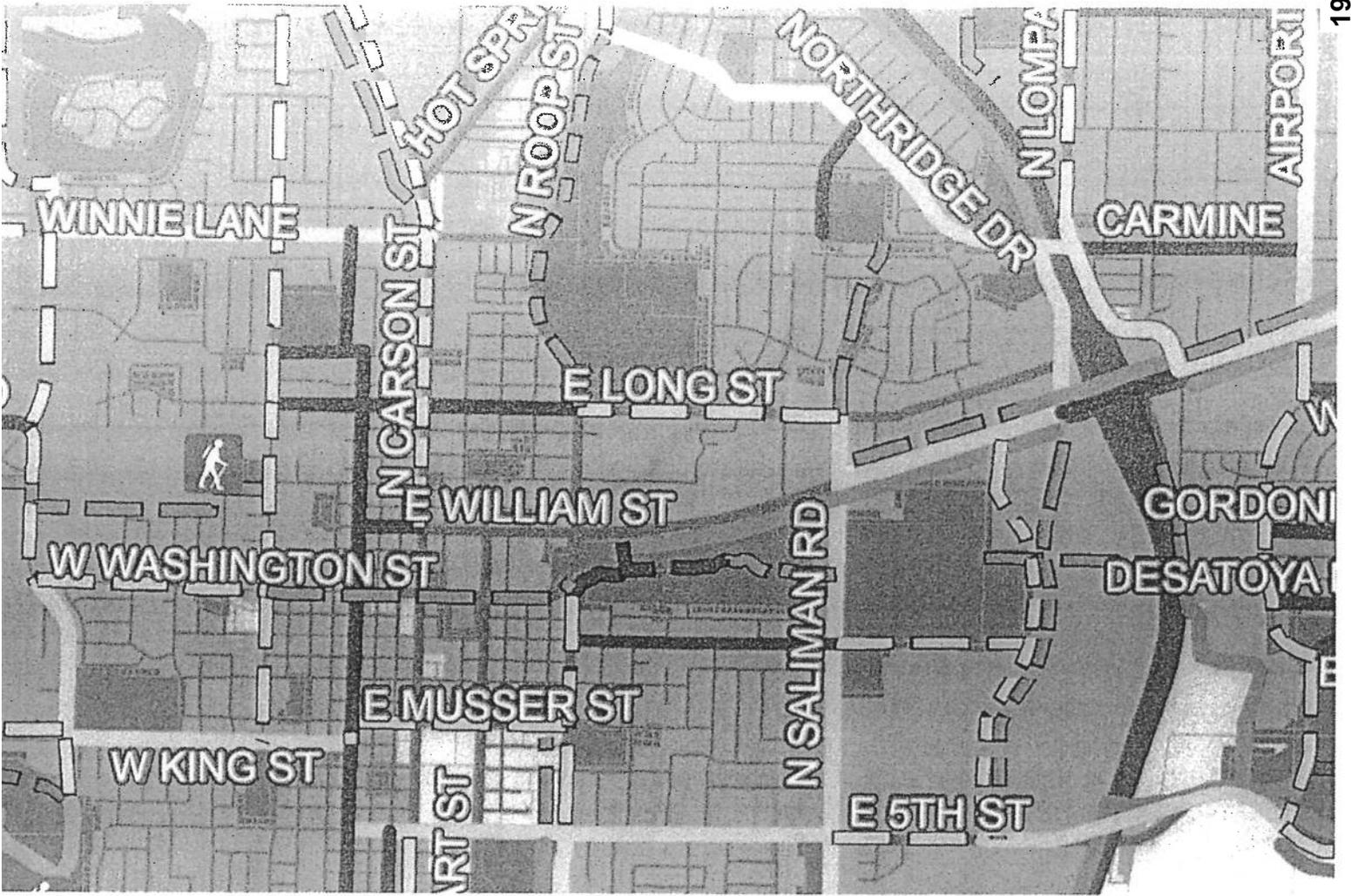


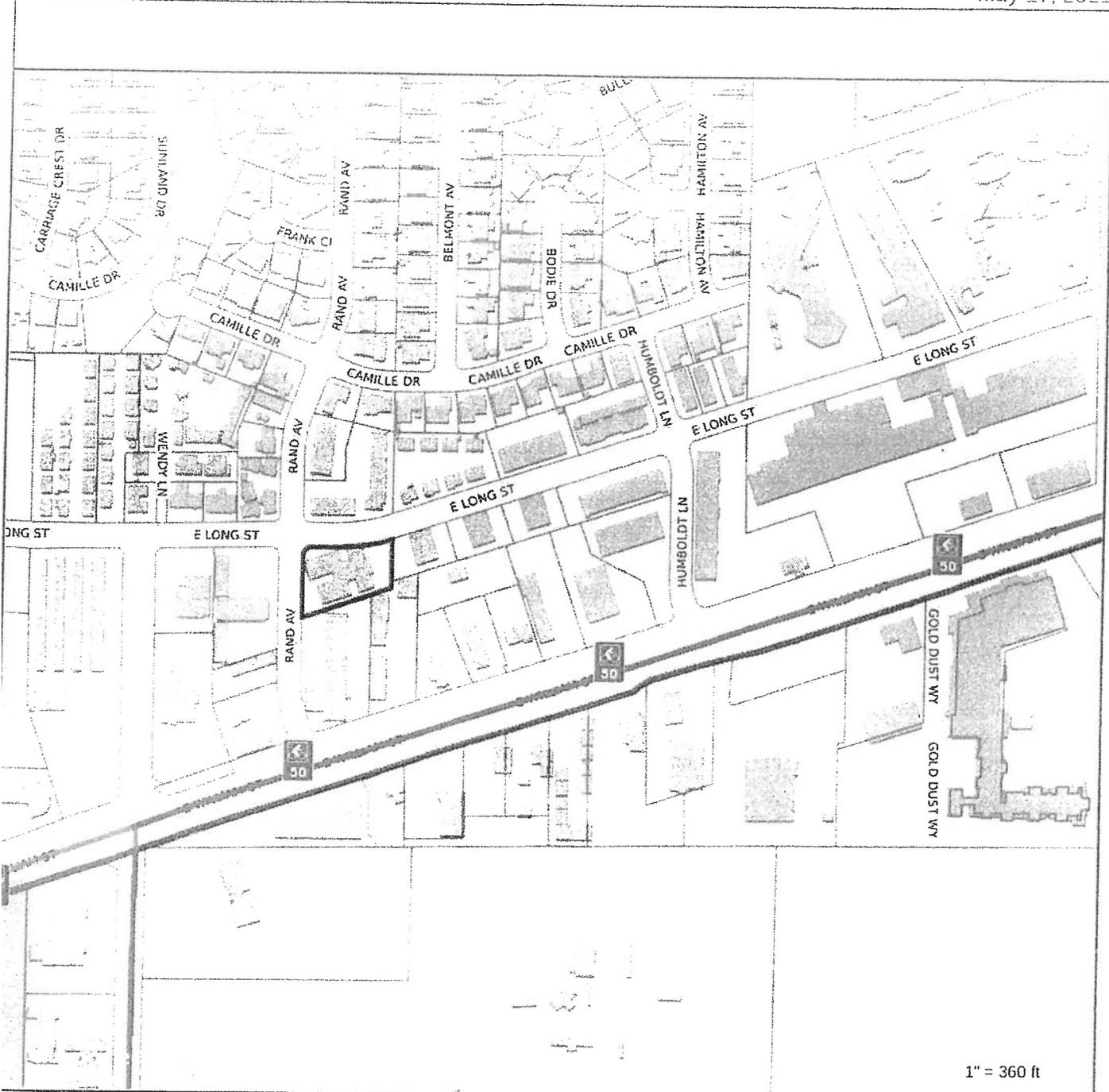
Notes: This is not a site plan and does not show utility lines. Utility lines are shown as dashed lines. It is the responsibility of the user to verify the location and depth of utility lines. The user should consult with the appropriate utility companies. The user should also consult with the Carson City Planning Department for more information.

**UNIFIED PATHWAYS  
MASTER PLAN**



Adopted - April 6, 2006  
 Revised - March 15, 2007 / Incorporation of Carson River Aquatic Trail  
 Revised - 2008 / 2011 / Freeway Multi-Use Path  
 Revised - March 15, 2018 / Incorporation of Off-Street Unpaired Single-Track Opportunities





1" = 360 ft

<b>Property Information</b>	
Property ID	00222501
Location	1807 E LONG ST
Owner	LOPOZ FAMILY TRUST 5/25/00
Acres	0.66

  
**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**  
 Carson City, NV makes no claims and no warranties expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated 11/17/2018  
 Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Trails & Bikeways

-  UNDESIGNATED BIKEPATH
-  BIKELANE
-  WAVED PATH
-  CARBONATE NATURAL
-  CARSON RIDGE
-  CENTENNIAL PARK
-  CLEAR CREEK
-  FOOTHILL TRAIL
-  FULLSTONE WETLANDS
-  HIGGS CANYON
-  MORGAN HILL DEW
-  FRISON HILL
-  RIVERVIEW PARK
-  SECRET TRAIL
-  SILVER SADDLE RANCH
-  UNPAVED

AREA OF MINIMAL FLOOD HAZARD  
Zone X

Carson City  
320001

3200010111H  
011.6/20 LOMR 10-03-11 02P  
crt. 6152017

0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
Zone X

Esri, USDA Farm Service Agency



Coordinate location based on user input  
Floods not represent an authoritative  
policy location

Edited FloodMap Boundary

1a) Data Available

Digital Data Available

Maped

1c) FIRM and Flood Hazard Data

1d) LOMR

1e) Undetermined Flood Hazard Data

1f) VSE Protected Area

1g) 231er Resource System Area

**SPECIAL FLOOD HAZARD AREAS**

**OTHER AREAS OF FLOOD HAZARD**

- Without Base Flood Elevation (BFE)  
Zone A, V, AE
- With BFE or Depth  
Regulatory Floodway Zone AE, AO, AH, VE, AR
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone Y
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone Y

**OTHER FEATURES**  
**GENERAL STRUCTURES**

- 28.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.9 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall



Product Catalog | FEMA | Tools | About | Contact Us | Help | Privacy Policy | Log on

Home - FEMA Flood Zone Designations

## Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

### Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

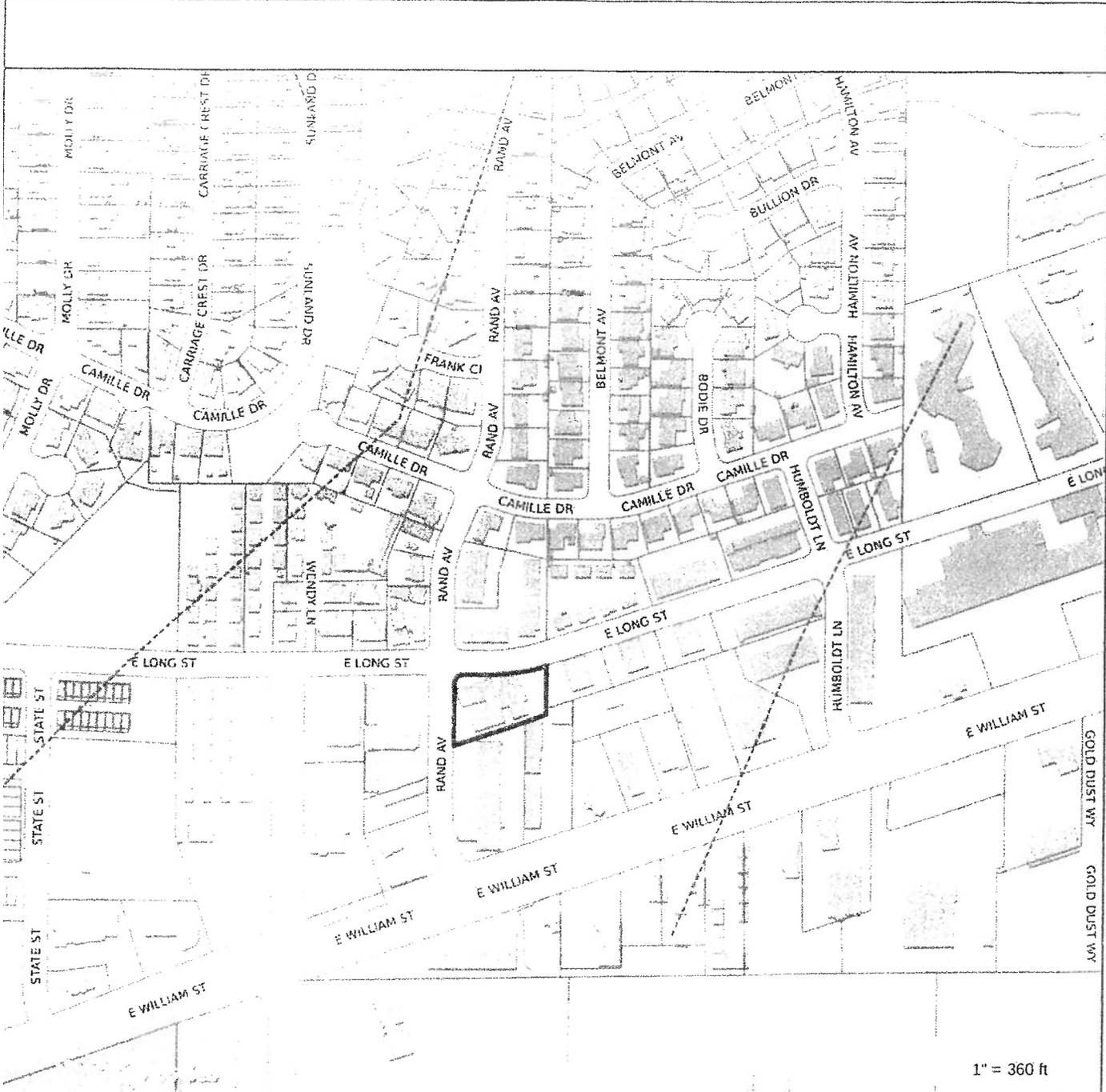
ZONE	DESCRIPTION
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

### High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
A1-30	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

### High Risk - Coastal Areas



1" = 360 ft

**Property Information**

Property ID	00222501
Location	1887 E LONG ST
Owner	LCPOZ FAMILY TRUST 5/25/00
Acres	0.66



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### USGS Linear Faults

#### LINEAR FAULTS

- ① CLASS B YEARS
- ② < 1,500,000 YEARS  
< 750,000 YEARS
- ③ < 100,000 YEARS
- ④ < 15,000 YEARS
- ⑤ < 150 YEARS
- ⑥ UNKNOWN



POTENTIAL FOR GROUND SHAKING DURING EARTHQUAKES



Map was prepared by using information from the Nevada Division of Geology and the U.S. Geological Survey. The map is not intended to be used as a basis for engineering or other professional services. It is intended for general information only.

POTENTIAL FOR SURFACE RUPTURE



Donnis T. Traxler and John W. Bell, 1979

This map was prepared by the Nevada Division of Geology and the U.S. Geological Survey. The map is not intended to be used as a basis for engineering or other professional services. It is intended for general information only.



# CARSON CITY COMMUNITY COUNSELING CENTER

## Water and Sewer consumption

Currently, the business operating at 1807 E. long street is a convalescent home known as Eagle Valley Care Centre that has 38 licensed residential beds. As the new potential owners of this building, we would be utilizing this building as the current occupancy rate at 38 residential beds. No additional impact is anticipated of the water and sewer consumption.



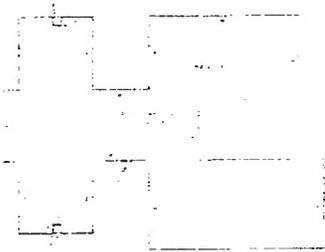
Carson City Property Inquiry

Property Information

Parcel ID	002-225-01	Parcel Acreage	0.6600
Tax Year	2020 ▾	Assessed Value	324,043
Land Use Group	SPEC	Tax Rate	3.5700
Land Use	922 - Skilled Nursing Homes	Total Tax	\$26,483.88
Zoning	GC	Fiscal Year (2020 - 2021)	
Tax District	010	Total Unpaid All Years	\$59,049.03
Site Address	1807 E LONG ST 1803 E LONG ST		
		<u>Pay Taxes</u>	
Public Notes	AVERAGE STORY HEIGHT: 9 FT, 3 UTILITY SINKS, 23-1/2 BATHS, 4-3/4 BATHS, 4 SHOWER STALLS, KITCHEN APPLIANCES, FIREPLACE, BRICK WAINS, ROOFED PORCH		

● Sketches & Photos

Converted Sketch



Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	710,320	0	710,320
Com / Ind.	157,949	57,569	0	215,518
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>157,949</b>	<b>767,889</b>	<b>0</b>	<b>925,838</b>

Assessed Value	Land	Building	Per. Property	Totals
Residential	0	248,612	0	248,612
Com / Ind.	55,282	20,149	0	75,431
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>55,282</b>	<b>268,761</b>	<b>0</b>	<b>324,043</b>

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

No Assessor Descriptions

No Personal Exemptions

Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020		\$14,350.42	\$0.00	\$574.02	\$14,924.44	\$0.00	\$14,924.44
2	10/5/2020		\$2,653.66	\$0.00	\$850.20	\$3,503.86	\$0.00	\$3,503.86
3	1/4/2021		\$2,653.66	\$0.00	\$1,179.46	\$3,833.12	\$0.00	\$3,833.12
4	3/1/2021		\$2,653.66	\$7.00	\$1,561.80	\$4,222.46	\$0.00	\$4,222.46
<b>Total</b>			<b>\$22,311.40</b>	<b>\$7.00</b>	<b>\$4,165.48</b>	<b>\$26,483.88</b>	<b>\$0.00</b>	<b>\$26,483.88</b>

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$26,483.88	\$0.00	\$26,483.88	
(2019 - 2020)	\$36,264.03	\$3,698.88	\$32,565.15	4/19/2021
(2018 - 2019)	\$37,071.79	\$37,071.79	\$0.00	1/11/2019

Show 22 More

Related Names

CURRENT OWNER FOR 2021 (2021 - 2022)		OWNER FOR 2020 (2020 - 2021)	
Name	LOPOZ FAMILY TRUST 5/25/00.	Name	LOPOZ FAMILY TRUST 5/25/00.
Mailing Address	AFRODESIA C LOPOZ, TRUSTEE 1807 E LONG ST CARSON CITY, NV, 89706-0000	Mailing Address	AFRODESIA C LOPOZ, TRUSTEE 1807 E LONG ST CARSON CITY, NV, 89706-0000
Status	Current	Status	Current
Account		Account	

Structure 1 of 2

Structure 2 of 2

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2002	289448	GRANT BARGAIN SALE DEED	12/31/2002	MARCUS & AULT, PATRICIA WARREN	CORNELIO C & AFRODESIA C LOPOZ	\$2,200,000
1991	119899		9/11/1991		MARCUS & AULT, PATRICIA WARREN	\$90,000

No Genealogy Information



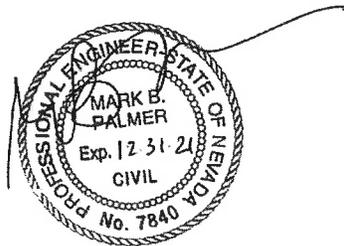
# Special Use Permit Carson City Community Counseling – 1807 E Long Street

## Traffic & Impact Summary

Per the Institute of Transportation Engineers - 10<sup>th</sup> Edition, a facility of comparative use is under Code 620 Nursing home in which housing, food preparation and living facilities are provided for live in patients. A facility of this size with 38 beds will generate 0.59 trips per bed at the PM Peak Hour or 23 Peak Hour Trips per day (see attached ITE data sheets). Using a factor of 10% (averages are between 8% and 12%) generates 224 average daily end trips. Traffic generated by facility staff will remain constant regardless of the number of beds filled.

These values fall well below the threshold of 80 peak-hour trips or more than 500 trips per day requiring a traffic impact study according to the ITE trip generation rates and of the city's development standards.

US Highway 50 (William Street) has a Major Arterial street status and East Long Street has a Collector street status, so both are expected to have adequate capacity to accommodate the facilities traffic.



### INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location		Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/Suburban	Office Multi-Use Urban					General Urban/Suburban	Office Multi-Use Urban
<b>INDUSTRIAL</b>											
610	Warehouse	1,000 SF GFA	0.97			644	Toy/Children's Superstore	1,000 SF GFA	5.90		
620	Warehouse Home	1,000 SF GFA	0.56			645	Baby Superstore	1,000 SF GFA	1.82		
630	Office	1,000 SF GFA	-	3.28	6.18	646	Pet Supply Superstore	1,000 SF GFA	2.55		
640	Animal Hospital/Veterinary Clinic	1,000 SF GFA	3.53			647	Office Supply Superstore	1,000 SF GFA	2.77		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52			648	Book Superstore	1,000 SF GFA	15.93		
<b>OFFICE</b>											
710	General Office Building	1,000 SF GFA	-	1.15	0.87	672	Bed and Linen Superstore	1,000 SF GFA	2.62		
712	Retail Office Building	1,000 SF GFA	2.44			673	Department Store	1,000 SF GFA	1.86		
714	Corporate Headquarters Building	1,000 SF GFA	0.60			675	Department Store	1,000 SF GFA	-	4.12	1.12
716	Single Tenant Office Building	1,000 SF GFA	0.74			676	Pharmacy / Dispensary without Drive-Through Window	1,000 SF GFA	0.21		
720	Medical-Dental Office Building	1,000 SF GFA	1.05			680	Pharmacy / Dispensary with Drive-Through Window	1,000 SF GFA	0.51		
721	Government Office Building	1,000 SF GFA	1.71			681	Pharmacy / Dispensary with Drive-Through Window	1,000 SF GFA	10.29		
722	State Motor Vehicle Department	1,000 SF GFA	5.29			682	Merchandise Department	1,000 SF GFA	21.33		
723	United States Post Office	1,000 SF GFA	11.71			690	Furniture Store	1,000 SF GFA	0.57		
733	Government Office Complex	1,000 SF GFA	7.82			697	Medical Equipment Store	1,000 SF GFA	1.24		
750	Office Park	1,000 SF GFA	1.07			699	Liquor Store	1,000 SF GFA	16.27		
760	Research and Development Center	1,000 SF GFA	0.45			<b>RECREATION</b>					
770	Business Park	1,000 SF GFA	0.42			911	Walk-In Bank	1,000 SF GFA	12.13		
<b>RETAIL</b>											
810	Tractor Supply Store	1,000 SF GFA	1.40			912	Drive-In Bank	1,000 SF GFA	20.49		
811	Construction Equipment Rental Store	1,000 SF GFA	0.69			918	Hair Salon	1,000 SF GFA	1.49		
812	Building Materials and Lumber Store	1,000 SF GFA	7.06			920	Coffee, Tea, and Espresso Shop	1,000 SF GFA	7.62		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.23			925	Convenience Store	1,000 SF GFA	11.06		
814	Variety Store	1,000 SF GFA	4.82			926	Fast Food Restaurant	1,000 SF GFA	2.98		
815	Five Starline Discount Store	1,000 SF GFA	4.63			929	Fast Casual Restaurant	1,000 SF GFA	14.12		
816	Hardware / Paint Store	1,000 SF GFA	2.58			931	Quality Restaurant	1,000 SF GFA	7.89		
817	Hardware (Medium Center)	1,000 SF GFA	6.94			932	High-Turnover Sit-Down Restaurant	1,000 SF GFA	-	9.77	9.80
818	Hardware (Wholesale)	1,000 SF GFA	6.18			933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
820	Photo Center	1,000 SF GFA	3.81	3.81	4.92	934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	-	66.7	78.14
823	Factory Outlet Center	1,000 SF GFA	2.28			935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.80		
840	Automobile Sales (New)	1,000 SF GFA	7.43			936	Coffee/Dessert Shop without Drive-Through Window	1,000 SF GFA	26.21		
841	Automobile Sales (Used)	1,000 SF GFA	3.75			937	Coffee/Dessert Shop with Drive-Through Window	1,000 SF GFA	-	43.29	63.79
842	Recreational Vehicle Sales	1,000 SF GFA	0.77			938	Coffee/Dessert Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	63.23		
843	Automobile Parts Sales	1,000 SF GFA	4.81			939	Bread / Dairy / Baked Shop without Drive-Through Window	1,000 SF GFA	25.00		
844	Tire Store	1,000 SF GFA	3.98			940	Bread / Dairy / Baked Shop with Drive-Through Window	1,000 SF GFA	16.60		
848	Tire Superstore	1,000 SF GFA	7.11			941	Dairy / Convenience Variety Shop	1,000 SF GFA	8.79		
850	Supermarket	1,000 SF GFA	0.26			942	Automobile Parts Center	1,000 SF GFA	3.11		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	48.11			943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
853	Convenience Market with Convenience Pumps	1,000 SF GFA	48.29			944	Gasoline / Service Station	1,000 SF GFA	192.27		
854	Discount Supermarket	1,000 SF GFA	0.26			945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.25		
857	Discount Club	1,000 SF GFA	4.18			947	Self-Service Car Wash	1,000 SF GFA	5.24		
860	Wholesale Market	1,000 SF GFA	1.76			948	Automated Car Wash	1,000 SF GFA	16.20		
861	Discount Grocery Superstore	1,000 SF GFA	-	2.80	1.93	949	Car Wash and Detail Center	1,000 SF GFA	12.80		
862	Home Improvement Superstore	1,000 SF GFA	-	2.33	3.25	950	Track Shop	1,000 SF GFA	22.72		
863	Electronics Superstore	1,000 SF GFA	4.26			960	Super Convenience Market/Gas Station	1,000 SF GFA	99.28		
						970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000 ft<sup>2</sup>.

\*From 9th edition, see PM peak hour in 12th



*Your Place for Recovery*

A Non Profit Certified Community Behavioral Health Center  
205 S. Pratt Ave. • Carson City, Nevada 89701  
(775) 882-3945 • Fax: (775) 882-6126

06/29/2021

Re: Unpaid taxes- 1807 E. Long Street

Community Counseling Center (CCC) is in process of buying the property located at 1807 E. Long Street which is currently operating as Eagle Valley Care Centre and owned by LOPOZ FAMILY TRUST.

We have been made aware the property has unpaid taxes due. We have been in touch with the current owner, and she has agreed to pay all unpaid property taxes prior to the special use permit hearing. If the property taxes are not paid by this time, they will be paid in full upon close of escrow of the property. This is expected to take place within seventy-five (75) days of the special use permit hearing. Community Counseling Center will not be occupying the property until after the close of escrow, so all property taxes will be paid prior to business operations.

Thank you,

Community Counseling Center

**Carol Basagoitia**  
*Executive Director*

**Board of Directors**  
Sev Carlson  
Roger Williams  
Sheriff Ken Furlong  
Robert J. Fliegler M.D.  
John L. Ascuaga  
Bill Richards





*Your Place for Recovery*

A Non Profit Certified Community Behavioral Health Center  
205 S. Pratt Ave. • Carson City, Nevada 89701  
(775) 882-3946 (775) 882-6126

**Carol Basagoitia**  
*Executive Director*

**Board of Directors**  
Sev Carlson  
Roger Williams  
Sheriff Ken Furlong  
Robert J. Fliegler M.D.  
John L. Ascuaga  
Bill Richards

Regarding: Community Counseling Center Women and Children program.

The Community Counseling Center would be able to provide 34 residential beds for adults and 4 beds for children accompanied by their mother, if there are children present in the facility. The number of residents and children combined will never exceed 38.

One of the four wings will be the designated quarters for the mothers with children. This wing currently provides four semi-private rooms that can adequately accommodate 8 residents, 4 adults and up to 4 children. This wing provides shared bathrooms between each room.

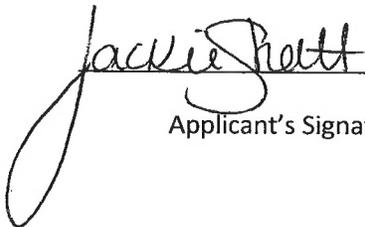
Thank you,

Community Counseling Center



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

Jacqueline Shott  
Print Name

6/30/21  
Date