

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 27, 2021**

**FILE NO: LU-2021-0344**

**AGENDA ITEM: 6.B**

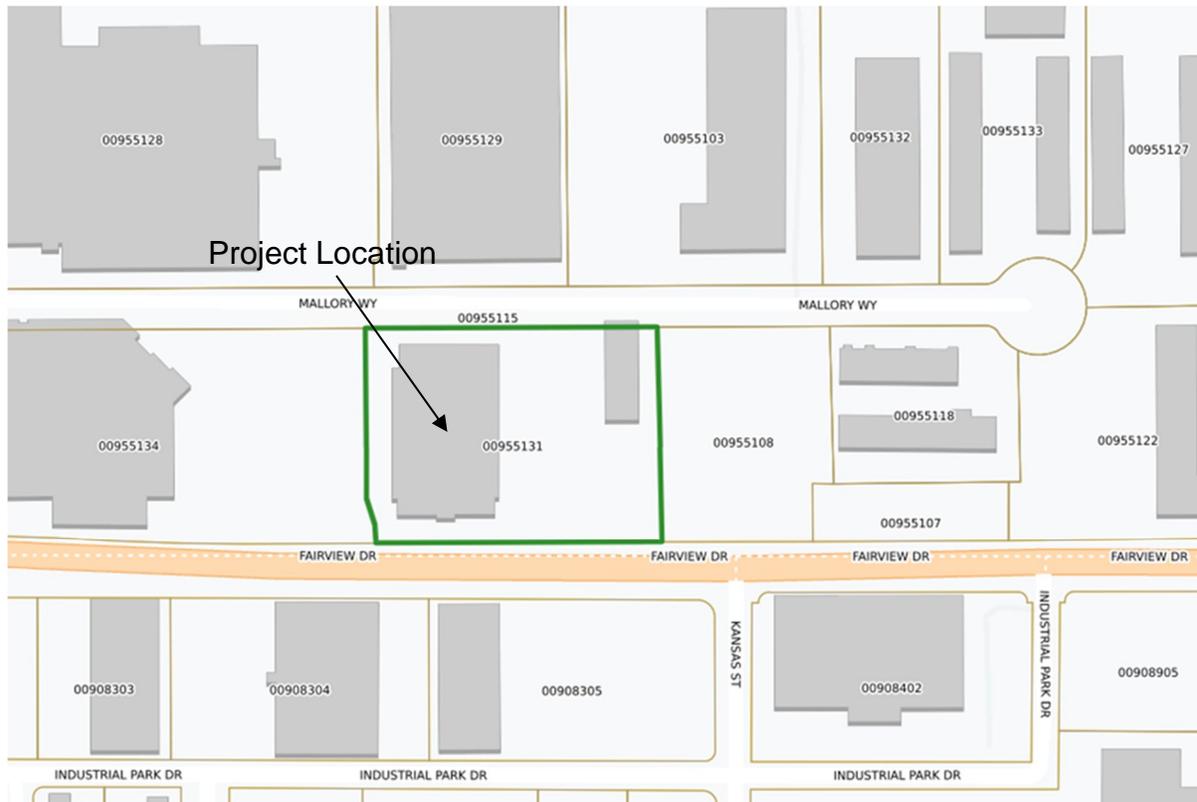
**STAFF AUTHOR:** Heather Ferris, Planning Manager

**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 788 Fairview Drive, APN 009-551-31. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting approval to operate a 50-bed residential treatment facility for substance abuse. The facility will allow clients to temporarily reside on-site while receiving treatment. The facility will employ 15 staff members including a cook, director, licensed substance abuse counselors, administrative staff, and peer support staff. Per Carson City Municipal Code (“CCMC”) Section 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-2021-0344 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 Carson City Planning Division 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. The project must meet all Carson City Development Standards and standard details including but not limited to the following:
  - a. The eastern-most driveway on Fairview Drive must be increased in width to meet the minimum 30-foot width for two-way commercial driveways, or it must be converted into a one-way driveway.
  - b. If changes are required for the fire suppression system, an analysis must be submitted with the building permit confirming sufficient flow and pressure will be delivered.
  - c. With the building permit, it must be confirmed that water meters have a minimum of 2 feet of clear space between them and obstruction such as landscaping.
8. Prior to issuance of the business license, the applicant shall provide proof that all property taxes are paid current.

**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.135 (General Commercial)

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

**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: Limited Industrial / warehouse and office uses  
EAST: General Commercial / vacant  
WEST: Limited Industrial / warehouse  
SOUTH: Limited Industrial / fitness center and office uses

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X and Zone X-shaded  
EARTHQUAKE FAULT: Zone I (Greatest Severity) beyond 500 feet

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 2.344 acres

STRUCTURE SIZE: 24,940 square foot office building and 3,000 square foot storage building

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- ZMA-11-013: On March 30, 2021 the Planning Commission recommended approval of the zoning map amendment from Limited Industrial to General Commercial, to allow for a charter school campus. The Board of Supervisors approved the zoning map amendment on May 5, 2011.
- SUP-11-014: On March 30, 2011 the Planning Commission approved a special use permit for a charter high school in the General Commercial zoning district.
- SUP-12-019: On April 25, 2012 the Planning Commission approved a freestanding message sign. The sign was reviewed and approved by the Planning Commission on March 26, 2014 to ensure compliance City standards related to message change sequencing and illumination.

**DISCUSSION:**

The subject property is approximately 2.344 acres in size and is developed with 24, 940 square foot building previously uses as a charter school and a 3,000 square foot storage building. The applicant is requesting approval to operate a 50-bed residential treatment facility for substance abuse. The facility will allow clients to temporarily reside on-site while receiving treatment. The facility will employ staff members including a cook, a director, licensed substance abuse counselors, administrative staff, and peer support staff. Per 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 proposed facility would house a maximum of 50 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.

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 34 property owners within 600 feet of the subject site on October 7, 2021. As of the writing of this report, staff has not received any written public comments regarding this project. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 27, 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.

## Carson City Development 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 (“Development Standards”) and standard details including but not limited to the following:
  - The eastern-most driveway on Fairview Drive must be increased in width to meet the minimum 30-foot width for two-way commercial driveways, or it must be converted into a one-way driveway.
  - If changes are required for the fire suppression system, an analysis must be submitted with the building permit confirming sufficient flow and pressure will be delivered.
  - With the building permit it must be confirmed that water meters have a minimum of 2 feet of clear space between them and obstructions such as landscaping.

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:

### CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Master Plan elements.

### CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

The Engineering Division has no comment on this finding.

### CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The project access is from Fairview Drive or Mallory Way. The intersections of Fairview Drive with South Roop Street and South Saliman Street are both signalized with acceptable levels of service. The intersection of Mallory and South Roop Street is not anticipated to reach a level of service that would warrant mitigation. South Roop Street is a minor collector, Fairview Drive is a minor arterial, and Mallory Way is a private local street.

Parking and internal circulation: Parking is offered onsite. Per the Traffic and Impact Summary stamped memo dated 9/10/2021, access to Fairview Dr. is restricted to a right in-right out condition to limit left turn conflict.

Adjacent Streets On-Street Parking: There is no on-street parking on Fairview Dr. There is on-street parking on Mallory Way however a portion along the frontage is painted red.

Proposed and/or necessary improvements: Driveways must be upgraded to meet minimum width for two-way traffic or must be converted to one-way.

### CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The sewer demand is approximately equal to the previously approved use.

Water: The existing water main is 8-inch asbestos concrete on the north side of the property and 12-inch steel on the south side. There is an existing fire hydrant on the north side of the property approximately 30 feet away from the existing structure. The domestic water demand is less than the previously approved use. If changes are made to the fire suppression system, an analysis must be provided with the building permit to verify that sufficient flow and pressure can be delivered.

Storm Drain: The site currently drains to the street. Landscaping on site has not been maintained. There is opportunity to incorporate Low Impact Development features when improving the landscaping on site.

Public Lands: Parcel Map 2321 granted 10-foot public utility easements (“PUE”) on the parcel along Fairview Drive, Mallory Way and the east property line. A 7.5-foot PUE and 12-foot PUE with common access easement was granted along the west property line.

CCMC 18.02.080(5)(e) – Title 18 Standards

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety if conditions are met.

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

Federal Emergency Management Agency (“FEMA”) flood zones: The current FEMA flood zone is Zone X (unshaded) and Zone X (shaded).

Site slope: The site is currently developed so the slope is minimal.

Soils and Groundwater: The site is currently developed.

CCMC 18.02.080(5g) – Material Damage or Prejudice to Other Property

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Carson City Fire Department Comments

1. Project must comply with the International Fire Code (“IFC”) and northern Nevada fire code amendments as adopted by Carson City.
2. Project is a change of use/occupancy and requires building permits.

**FINDINGS:**

Staff’s recommendation is based upon the findings as required by CCMC 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 building previously used for a charter school. 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 Commercial (“MUC”) master plan designation. The MUC designation is primarily intended for commercial retail and office uses but may also provide for a mix of uses including residential uses. Additionally, schools, and other public/institutional uses may be appropriate.

**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 considered a congregate care facility. The property was previously the site of a charter school. It is surrounded by warehouse and office uses to the north and west, a fitness center and office uses to the south across Fairview Drive, and a vacant commercial property to the east. 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 considered a congregate care facility. The applicant has provided a Trip Generation Memo as part of the application. A facility of this size will generate 35.4 peak hour trips and 354 average daily trips. 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 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 sewer demand is approximately equal to the sewer demand for the school which previously occupied the site, and the water demand is less. If changes to the fire suppression system are determined to be necessary, an analysis of water flow and pressure must be provided with the building permit. The Fire Department currently serves this site. Permits will be required for a change of use from a school to a congregate care facility. The Fire Department will review those permits for compliance with the IFC and northern Nevada amendments (2018 IFC).

**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. 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 project will not be detrimental to the public health, safety, convenience and welfare. The proposed use is considered a congregate care facility. The property was previously the site of a charter school. It is surrounded by warehouse and office uses to the north and west, a fitness center and office uses to the south across Fairview Drive, and a vacant commercial property to the east. The facility will not provide services to the general public. All proposed services will be provided to resident clients only. The applicant will be required to obtain and maintain all applicable state and local permits and licenses for operating such a facility.

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

The project will not result in material damage or prejudice to other property in the vicinity. The proposed use is considered a congregate care facility. The property was previously the site of a charter school. It is surrounded by warehouse and office uses to the north and west, a fitness center and office uses to the south across Fairview Drive, and a vacant commercial property to the east. The facility will not provide services to the general public. All proposed services will be provided to resident clients only. 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.

Attachments:

Application LU-2021-0344

RECEIVED

OCT 01 2021

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:

CARSON CITY  
PLANNING DIVISION

CCMC 18.02.080

**SPECIAL USE PERMIT**

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

+ noticing fee

\*Due after application is deemed complete by staff

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) Including:**

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

CD or USB DRIVE with complete application in PDF

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

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

**FILE #**

APPLICANT PHONE #  
Carson City Community Counseling Center 775-882-3945

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

EMAIL ADDRESS  
[jackie.2314@hotmail.com](mailto:jackie.2314@hotmail.com)

PROPERTY OWNER PHONE #  
Silver State Charter Schools 202-448-5030

MAILING ADDRESS, CITY, STATE, ZIP  
1101 17th Street NW, Suite 200, Washington, D.C. 20036

EMAIL ADDRESS  
[josh@thetensquaregroup.com](mailto:josh@thetensquaregroup.com)

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Jacqueline Shott

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

EMAIL ADDRESS  
[jackie.2314@hotmail.com](mailto:jackie.2314@hotmail.com)

Project's Assessor Parcel Number(s): 009-551-31  
Street Address: 788 Fairview Drive, Carson City, NV 89701

Project's Master Plan Designation: Mixed-Use Commercial  
Project's Current Zoning: GC  
Nearest Major Cross Street(s): Roop

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

**PROPERTY OWNER'S AFFIDAVIT**

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

Signature: [Signature] Address: 1101 17th Street NW, Suite 200, Washington, D.C. 20036 Date: 9/17/21

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

STATE OF NEVADA Washington )  
COUNTY - DC )

On Sept 15, 2021, Josh Kern, 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.

Wendy L. Wachtel  
Notary Public  
WENDY L. WACHTEL  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires November 14, 2021

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



## SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:
  - a. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
  - b. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



- c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
    - d. Title block in lower right-hand corner including:
      - i. Applicant's name, mailing address, and daytime phone number (including area code).
      - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
      - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
      - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
      - v. Project title and permit request. (Example: Variance, Special Use Permit).
8. Property lines of the subject property with dimensions indicated.
9. All existing and proposed structures shall be shown, including:
  - a. Distances from property lines indicated by dimensions.
  - b. Distances between buildings shall be indicated on the site plan.
  - c. Clearly label existing and proposed structures and uses, and show dimensions.
  - d. Square footage of all existing and proposed structures.
  - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - f. Elevations of any proposed structures/additions.
  - g. All easements.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. Project access:
  - a. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - b. Show adjoining street names.
  - c. Show all curb cuts with dimension.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

13. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
15. If specific landscape areas are required or provided, show with dimensions.
16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

### **SPECIAL USE PERMIT APPLICATION FINDINGS**

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

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

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](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.

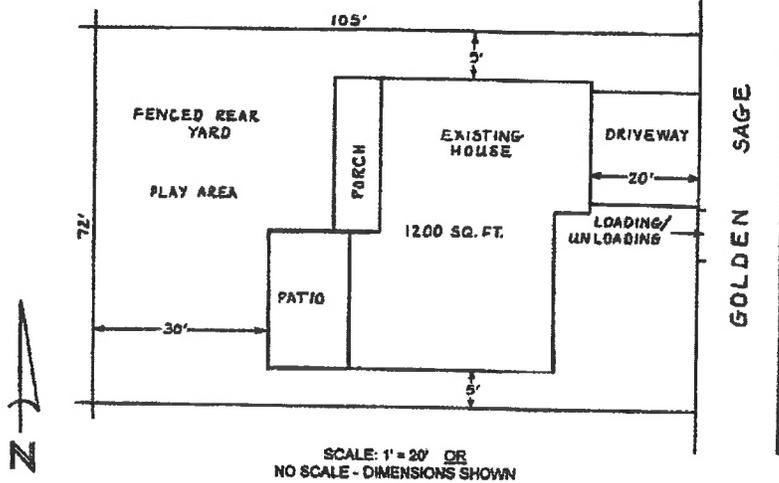
  
Applicant's Signature

Josh Kern  
Print Name

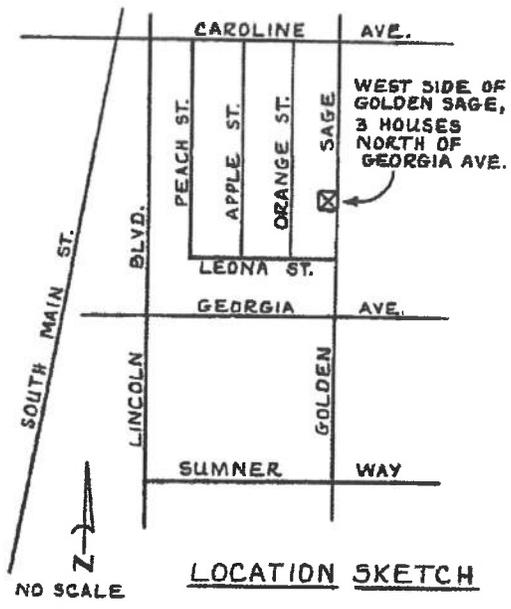
9/15/21  
Date

**EXAMPLE  
SITE PLAN**

**SITE PLAN FOR CHILD CARE FACILITY**



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



LOCATION SKETCH

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)

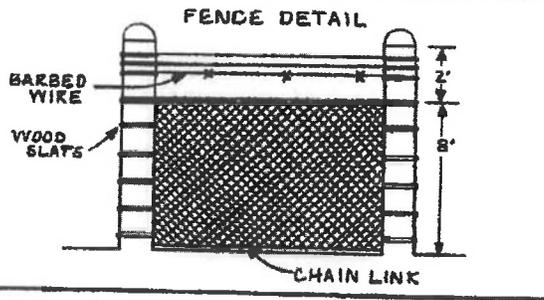
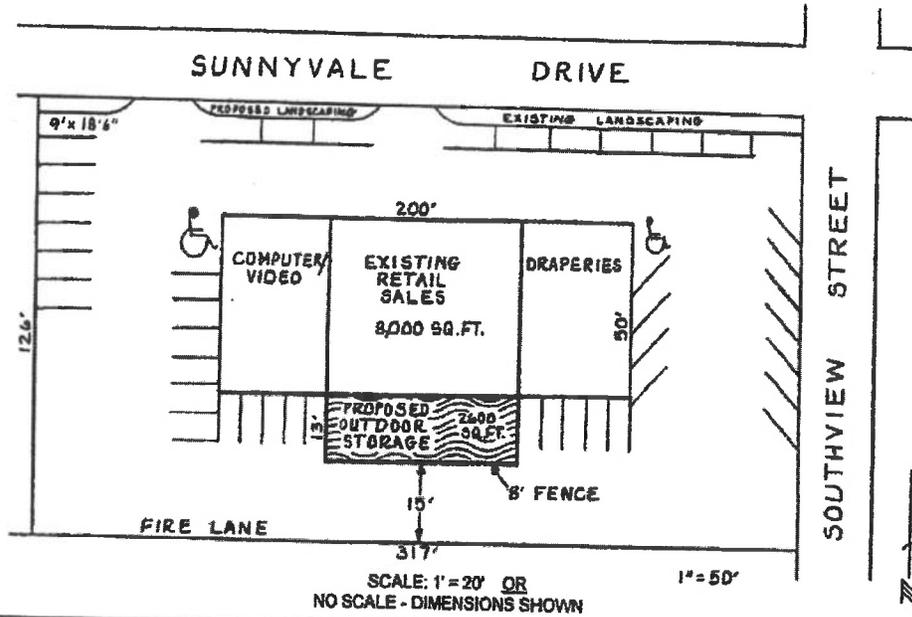
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

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

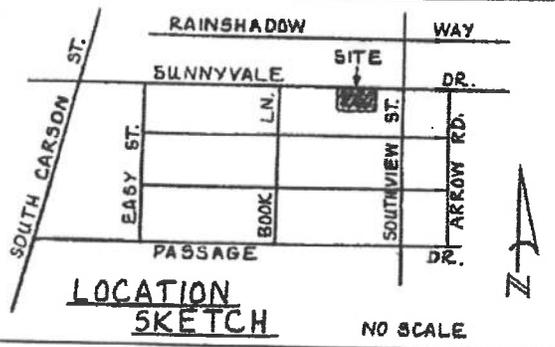
**LOCATION:** 123 Anyplace

**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)?

CARSON CITY MASTER PLAN

ADOPTED 4.06.06

- 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:**

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- 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



**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)?

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MASTER PLAN

CARSON CITY

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**MASTER PLAN POLICY  
CHECK LIST**

**For**

**Carson City Community Counseling  
Center**

788 Fairview Drive Carson City, Nevada

Assessor Parcel Numbers 09-551-31

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## 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 Fairview Drive and Mallory Way on APN's 09-551-31. The parcel encompasses a total of 2.34 acres as shown on the Carson City APN maps. A map depicting the parcels locations is attached as an exhibit.

The parcels are currently zoned Limited Industrial but shown on the Carson City Master Plan as Mixed-Use Commercial in which public places are a primary use. The parcel is bordered to the north by Mallory Way, the west by the Nevada Appeal building and to the east by CES Associates and the Empey Family Trust, and Fairview Drive to the south. In addition, the parcel can be accessed by Mallory Way a private access road connecting to Roop Street.

This Major Project Review and Special Use Permit is being submitted to the City to allow development of the facility as an allowed use in Mixed Use Commercial 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 highly successful and well-established Substance Abuse agency while providing Carson City and surrounding area residents with a Substance Abuse Residential Facility

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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, Mental Health Services, as well many other services. 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 Center 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

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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 who's mothers are entering Residential Treatment. 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.

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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 while providing Carson City and surrounding areas residents quality care they deserve.

### Operation/Basic Care

The property located at 788 Fairview consist of a 27,940 SF building and a 3,000 SF warehouse along with 85 parking stalls. The property previously operated as a Charter High School. A facility this large would allow us to not only provide a residential facility but allow us to offer several other desperately needed services to our area like Transitional living and Non-Medical Detox. This facility has the capability of accommodating approximately 50 licensed beds with approximately 10 children. Community Counseling Center doesn't ever anticipate having over 70 clients at any given time. Men and Women will be in separated in Women's unit and Men's unit.

The existing floor plan also currently provides staff offices, groups rooms, library/computer room, recreation room, multipurpose room, and living room/lounge areas as well as room that will be converted in a nursery for child to go while the mother is in group. Community Counseling Center plans to make some renovations to the existing building by adding a commercial kitchen, additional bathrooms, shower rooms, and a laundry room. These renovations will

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be done within existing areas/rooms in the facility. Please see attached preliminary drawing. The building currently provides approximately 43 rooms that will be converted into client rooms and staff offices. Each of these rooms would house 2 clients to each room which will meet the state requirements per square footage.

Each client entering Detoxification, or Residential will be required to always stay on the premise for the determined amount of time based on their level of care. Eligibility for entry in our program will be based solely on the appropriateness of services. No clients will be denied services due to race, creed, color, religion, sex, or sexual preference; Services are provided to adult's women and men 18 years or older. Once the assessment is completed by the intake counselors, a level of care has been recommended and appropriate placement has been determined. The following must be completed before admission.

- 1) Health Screening-
- 2) Mental Health Screening-
- 3) Identification
- 4) TB test.

Clients who qualify for the Social Model Detoxification 3.2-D program will be medically cleared to enter treatment. Their vital signs and monitored as they go through the withdrawal process. Medical clearance will be required before a client can be admitted. There will be 2 Licensed beds specifically for this Social Model Detox. Once detox symptoms have passed, they will then move into level 3.5. Some clients will not meet criteria for Detoxification and therefor will go directly into the residential portion of the facility.

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Residential treatment Level 3.5 Clinically Managed High-Intensity allows individuals to experience 24-hour care while pursuing therapy to confront the challenges of conditions related to substance abuse and addiction. In addition to the description in American Society of Addiction (ASAM), clinically managed medium intensity residential included no less than 25 hours per week of structured interventions. A minimum of 7 hours of structured activities will be provided each day, a minimum of 10 hours of clinical counseling services will be provided each week. We could accommodate 30 licensed beds. The length of stay for each client in the program will be determined but he ASAM criteria and is also determined by the client ability to demonstrated positive behavior and responsible actions.

After undergoing detox and/or our residential treatment program for a substance abuse disorder, many require continued assistance in their efforts to regain economic self-sufficiency and independence.

Residential/Transitional housing often is the next step in the process of transitioning from a residential treatment program back into society. Each clients stay in person centered and based on their progress, average stay of 90 days. These clients will continue to reside on the property with 24-hour supervision and structure. There will be 16 licensed beds for this level of care.

If the client is determined to need additional services while in residential treatment that Community Counseling Center can offer, they will be transported to our outpatient office that is located 1.1 miles away. In the event they need services we are unable to provide they will be transported by approved staff. If the client

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decides to leave against staff advice they will be terminated from the program. If client wishes to return to treatment at a later time, the intake process starts over. Clients live on site for the duration of the program and follow a highly structured treatment plan that will led to a healthy and sober life after treatment with long term success.

The clients are provided a fully furnished bedroom shared between two clients, in some cases single rooms will be made available, access to communal bathrooms and showers, one for men, and one for women, laundry access, a commercial kitchen where all meals will be provided and prepared for them by our licensed cook.

Each client entering treatment will be provided a scheduled of their daily living and treatment requirements. Clients will meet with their primary counselor at a minimum of 1 per week for individual sessions. Clients will attend group therapy multiple times a day. Groups cover different topics such as but not limited to relapse prevention, self-esteem building, and parenting, living in balance, mental health education grief, trauma, health relationships and constructive recreational activities as well as many other healthy and healing topics. A client's length of stay in the program will be determined by the American Society of Addiction Medicines criteria and is also determined by the client's ability to demonstrate a positive behavioral change and responsible actions. Client's schedule will also have supervised time where clients will have access to a computer room/quiet

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room, living room, and a recreational room. Client will also be given time to go outside for exercise/walks and fresh air while being supervised by staff.

Community Counseling Center will be providing all the essentials items the client will need such as toiletry items, personal hygiene, etc. Women who bring their young children will also be provided the items necessary for the child. These children will be supervised by their mothers and other mothers in a rotating schedule while the mothers are engaged in program requirements. Community Counseling Centers goal is to hire a child development specialist that will be available onsite during normal business hours to offer support and education the mothers.

#### STAFF AND PARKING

Community Counseling Center plans to hire approximately 15 additional staff members to run this 24-hour facility. These additional staff members will consist of Licensed Counselors, Therapist, Peer Support Specialist, Administrative Staff, a Cook, and additional support staff. We will also contract with a licensed dietitian to meet all state requirements.

The property currently provides 85 city approved off street parking stalls. Per code the parking ratios are 1 parking staff for every 5 beds, and 1 parking stall for every 3 employees.

50 beds = 10 necessary parking stalls

15 staff = 3 necessary parking stalls

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Total necessary parking stalls: 7-12

Total provided stalls: 85

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**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>
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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,)?

The project will include adding a commercial kitchen, the addition of a laundry room, showers and other minor tenant improvements for the residents. All construction will comply with Carson City building requirements including low use water fixtures and energy efficient appliances. The existing facility has a significant solar power system to create sustainable, renewable, and plentiful energy,

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

The facility is currently built out.

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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 Fairview Drive about one block east of Roop Street. This site is about ¼ mile from Carson City's new bypass freeway. 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 Commercial 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

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

These parcels lie 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 located in an area designated as having the "greatest severity" potential for ground shaking during earthquakes. There are no known geologic hazards located within the parcels. 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. Mallory Way has an 8" ACP water main and Fairview Drive has a 12" steel water main, both of which should have adequate capacity to serve this project. The existing buildings on these parcels are connected to the city's 8" ACP sewer main in Mallory Way, which should have adequate capacity to serve this project. See Carson City Water and Sewer Run Books in exhibits.

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

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## 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)?

There are no new facilities proposed for this facility, although the existing building is close to Governor's field and 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.

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. It is estimated that the employment will be increased in proportion to the number of clients at the facility to 15-20 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.

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In addition, there will be a need for additional employment associated with the design and construction industries. This will also include a demand for the use of financing institutions, design professionals, construction contractors, and laborer forces necessary for construction.

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

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## 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 block and stucco materials.

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. See building elevations.

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. See building elevations.

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

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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

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## 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)?

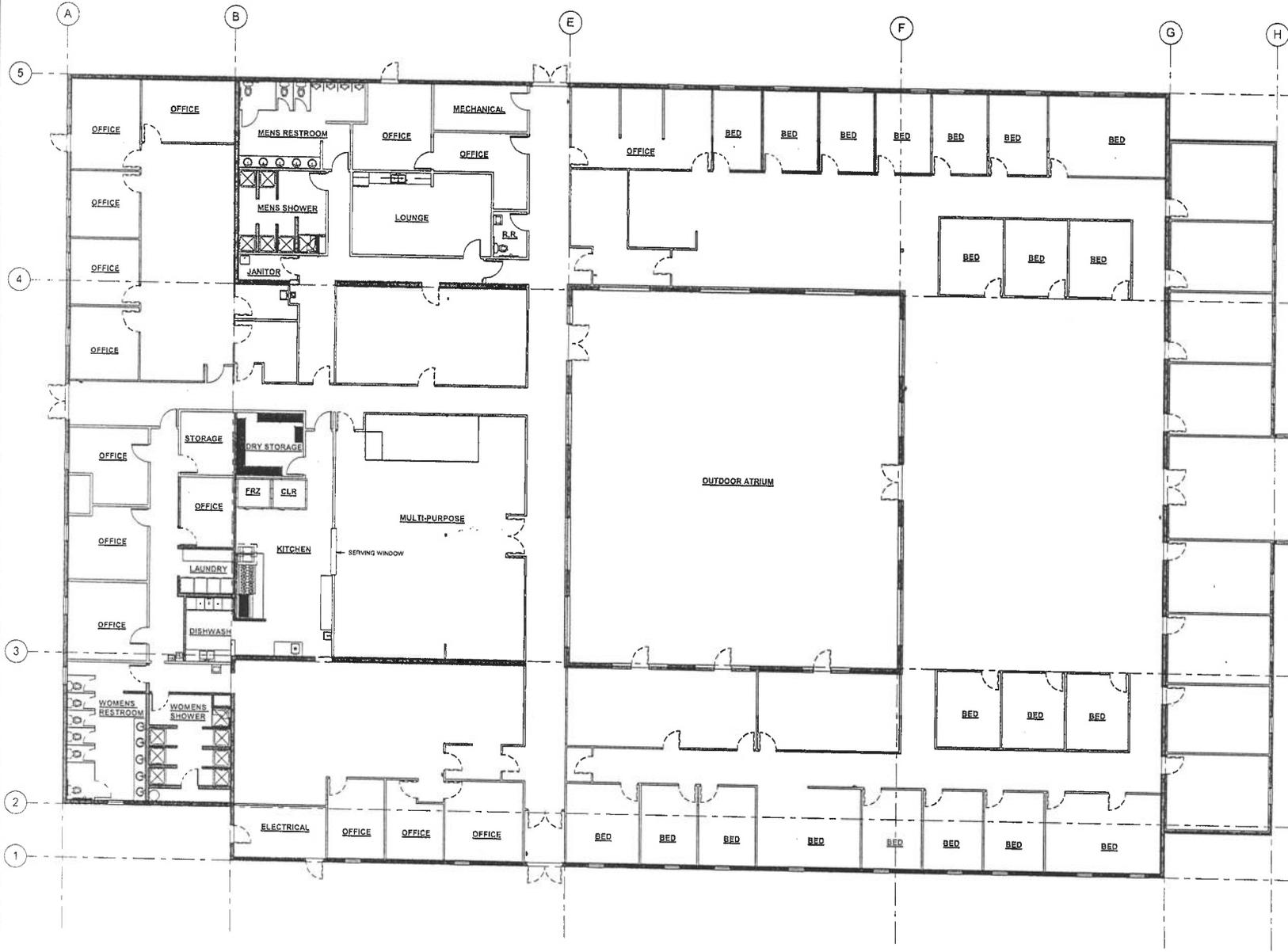
The proposed Residential Facility is on Fairview Drive about one block east of Roop Street. This site is about  $\frac{3}{4}$  mile from Carson City's bypass freeway. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

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

The site is located within  $\frac{3}{4}$  mile of the Carson City Freeway and three blocks of South Carson Street. Any drop off access to the building will be from Mallory Way. All access points have the ability to serve the facility traffic needs and are consistent with the Transportation Master Plan.

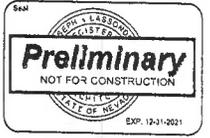
Does the proposed amendment provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows an on-street bike lane on Roop Street / Silver Sage Drive plus an off-street paved/shared path north of Governor's Field that continues east to Saliman Road.



General Notes

No.	Revision/Issue	Date



Architect

**JOEL LASSONDE DRAFTING  
AND DESIGN**  
775-527-2483  
1975 SELMA DRIVE, SUITE 116  
RENO, NEVADA 89513

Drawings, specifications and other documents including those in electronic form, prepared by the architect are the instruments of service for use solely with respect to this project. The Architect shall be deemed to author and own all these instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights.

Project Name and Address

**TENANT IMPROVEMENTS  
FOR  
Owner**

788 FA RIVER DRIVE  
CARSON CITY, NEVADA

Title

**FLOOR PLAN**

Approvals

Date 05/02/2021	Job Manager Number	Sheet
Scale 1/8" = 1'-0"	A2.1	

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

**Special Use Permit  
Carson City Community Counseling – 788 Fairview Drive**

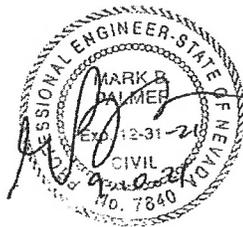
**Traffic & Impact Summary**

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 60 beds will generate 0.59 trips per bed at the PM Peak Hour or 35.4 Peak Hour Trips per day (see attached ITE data sheets). Using a factor of 10% (averages are between 8% and 12%) generates 354 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.

Fairview Drive has an Arterial street status and South Roop Street (via private street Mallory Way) has a Collector street status, so both are expected to have adequate capacity to accommodate the facilities traffic.

Access to Fairview Drive is restricted to a right in-right out condition to limit left turn conflict.



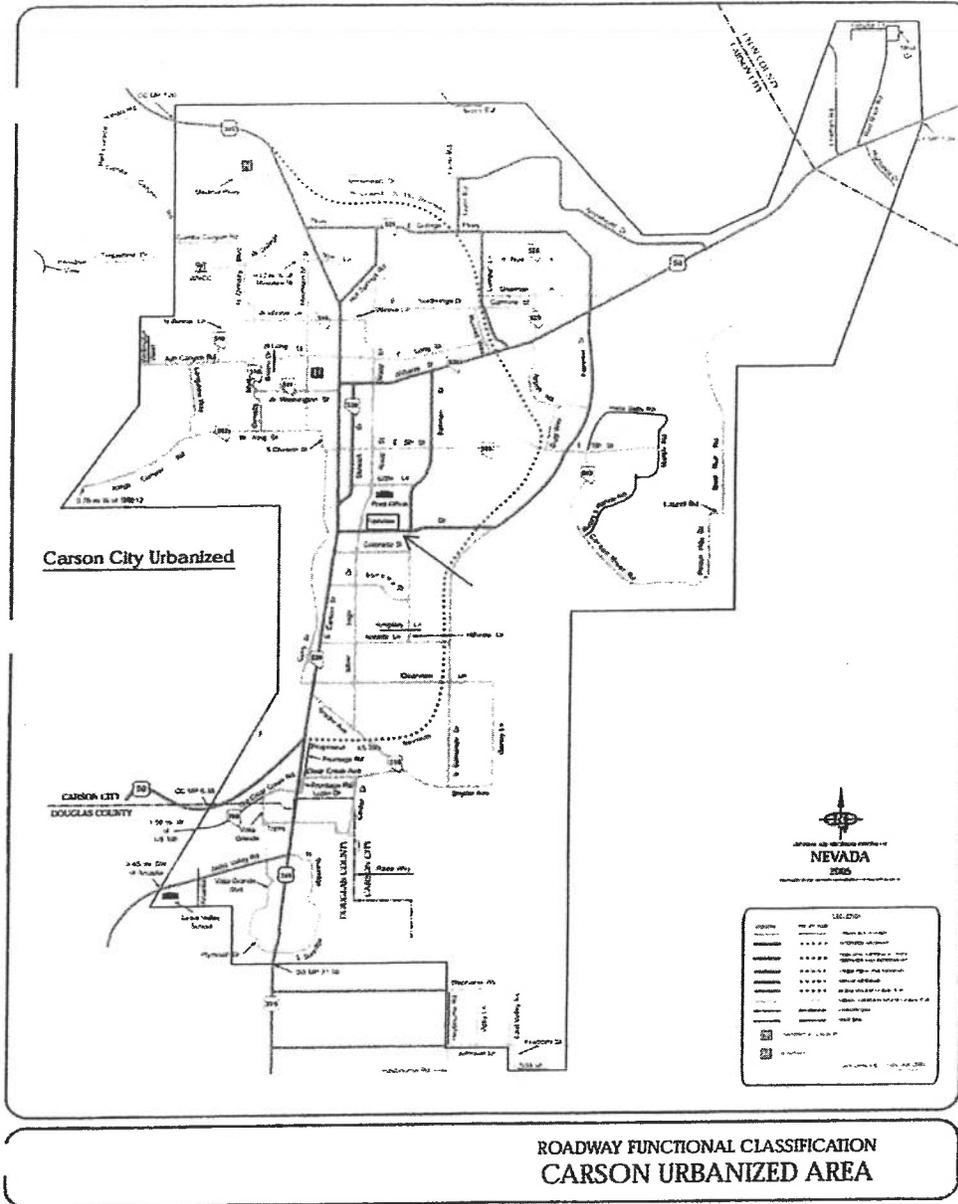
### INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Building Location		Code	Description	Unit of Measure	Trips Per Unit	Building Location	
				General Urban/Suburban	Dense Multi-Use Urban					General Urban/Suburban	Dense Multi-Use Urban
<b>MEDICAL</b>											
608	Hospital	1,000 SF GFA	0.67			844	Toys/Children's Superstore	1,000 SF GFA	5.00		
609	Nursing Home	1,000 SF GFA	0.58			845	Baby Superstore	1,000 SF GFA	1.42		
610	Clinic	1,000 SF GFA	→	3.28	5.10	846	Pet Supply Superstore	1,000 SF GFA	3.55		
646	Animal Hospital / Veterinary Clinic	1,000 SF GFA	2.53			847	Office Supply Superstore	1,000 SF GFA	2.77		
630	Free-Standing Emergency Room	1,000 SF GFA	1.52			848	Book Superstore	1,000 SF GFA	15.83		
<b>OFFICE</b>											
708	General Office Building	1,000 SF GFA	→	1.15	0.87	849	Discount Home Furnishing Superstore	1,000 SF GFA	1.51		
712	Small Office Building	1,000 SF GFA	2.45			A72	Bed and Linen Superstore	1,000 SF GFA	2.28		
714	Corporate Headquarters Building	1,000 SF GFA	0.80			875	Department Store	1,000 SF GFA	1.86		
715	Bank/Taxidermy Office Building	1,000 SF GFA	1.34*			878	Apparel Store	1,000 SF GFA	→	0.12	1.12
720	Midsize General Office Building	1,000 SF GFA	3.48			879	Apparel Store	1,000 SF GFA	0.21		
728	Government Office Building	1,000 SF GFA	1.71			880	Pharmacy / Dispensary without Drive-Through Window	1,000 SF GFA	6.51		
731	State Motor Vehicle Department	1,000 SF GFA	5.30			881	Pharmacy / Dispensary with Drive-Through Window	1,000 SF GFA	10.21		
732	Univer. Storey Post Office	1,000 SF GFA	18.21			882	Pharmacy / Dispensary	1,000 SF GFA	21.83		
733	Government Office Complex	1,000 SF GFA	2.52			890	Furniture Store	1,000 SF GFA	0.52		
780	Office Park	1,000 SF GFA	1.47			897	Midsize Furniture Store	1,000 SF GFA	1.28		
788	Research and Development Center	1,000 SF GFA	0.48			898	Liquor Store	1,000 SF GFA	16.27		
778	Business Park	1,000 SF GFA	0.42			<b>RETAIL</b>					
<b>RETAIL</b>											
818	Tractor Supply Store	1,000 SF GFA	1.40			911	Walk-In Bank	1,000 SF GFA	12.12		
811	Construction Equipment Rental Store	1,000 SF GFA	0.88			912	Drive-In Bank	1,000 SF GFA	20.45		
817	Building Materials and Lumber Store	1,000 SF GFA	7.88			918	Beer Store	1,000 SF GFA	1.45		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33			920	Caps, Pins, and Fuzzies Shop Store	1,000 SF GFA	7.42		
814	Variety Store	1,000 SF GFA	4.84			978	Shoe Store	1,000 SF GFA	11.28		
815	Party Store	1,000 SF GFA	4.82			979	Food Court	Food Court	3.08		
816	Hardware / Plant Store	1,000 SF GFA	7.88			980	Fast Casual Restaurant	1,000 SF GFA	14.18		
817	Hardware/ Garden Center	1,000 SF GFA	8.94			982	High-Ticket (50-Diner) Restaurant	1,000 SF GFA	7.88		
818	Hardware Warehouse	1,000 SF GFA	5.18			983	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	→	9.77	8.88
820	Pharmacy Center	1,000 SF GFA	3.81	2.81	4.52	984	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	11.82	18.45
822	Factory Outlet Center	1,000 SF GFA	2.28			985	Fast Food Restaurant with Drive-Through Window and No	1,000 SF GFA	42.85		
849	Automobile Sales (New)	1,000 SF GFA	7.43			986	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	16.31		
841	Automobile Sales (Used)	1,000 SF GFA	3.75			987	Coffee/Tea Shop with Drive-Through Window	1,000 SF GFA	→	43.28	51.79
842	Recreational Vehicle Sales	1,000 SF GFA	6.72			988	Ice Cream	1,000 SF GFA	63.33		
843	Automobile Parts Sales	1,000 SF GFA	4.81			989	Bread / Dough / Baked Shop without Drive-Through Window	1,000 SF GFA	28.00		
848	Tire Store	1,000 SF GFA	3.88			919	Bread / Dough / Baked Shop with Drive-Through Window	1,000 SF GFA	18.00		
858	Tire Superstore	1,000 SF GFA	7.11			941	Quick Fabrication Vehicle Shop	1,000 SF GFA	8.78		
836	Supermarket	1,000 SF GFA	9.24			947	Automobile Care Center	1,000 SF GFA	3.11		
831	Convenience Market (Open 24 Hours)	1,000 SF GFA	48.11			949	Automobile Parts and Service Center	1,000 SF GFA	2.35		
833	Convenience Market with Gasoline Pumps	1,000 SF GFA	48.28			944	Grocery / Service Station	1,000 SF GFA	109.27		
834	Discount Supermarket	1,000 SF GFA	8.38			945	Grocery / Service Station with Convenience Market	1,000 SF GFA	88.58		
857	Discount Club	1,000 SF GFA	4.18			947	Self-Service Car Wash	Shops/Builds	9.88		
860	Warehouse Market	1,000 SF GFA	1.78			948	Automated Car Wash	1,000 SF GFA	14.28		
861	Specialty Goods Superstore	1,000 SF GFA	→	2.02	1.85	949	Car Wash and Detail Center	Wash/Builds	23.88		
862	Home Improvement Superstore	1,000 SF GFA	→	2.31	3.25	950	Track Shop	1,000 SF GFA	23.72		
863	Discount Superstore	1,000 SF GFA	4.28			960	Super Convenience Market/Drive Station	1,000 SF GFA	88.28		
						970	Winery	1,000 SF GFA	7.21		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 80% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.

\*From 9th edition, on PM peak hour in 800



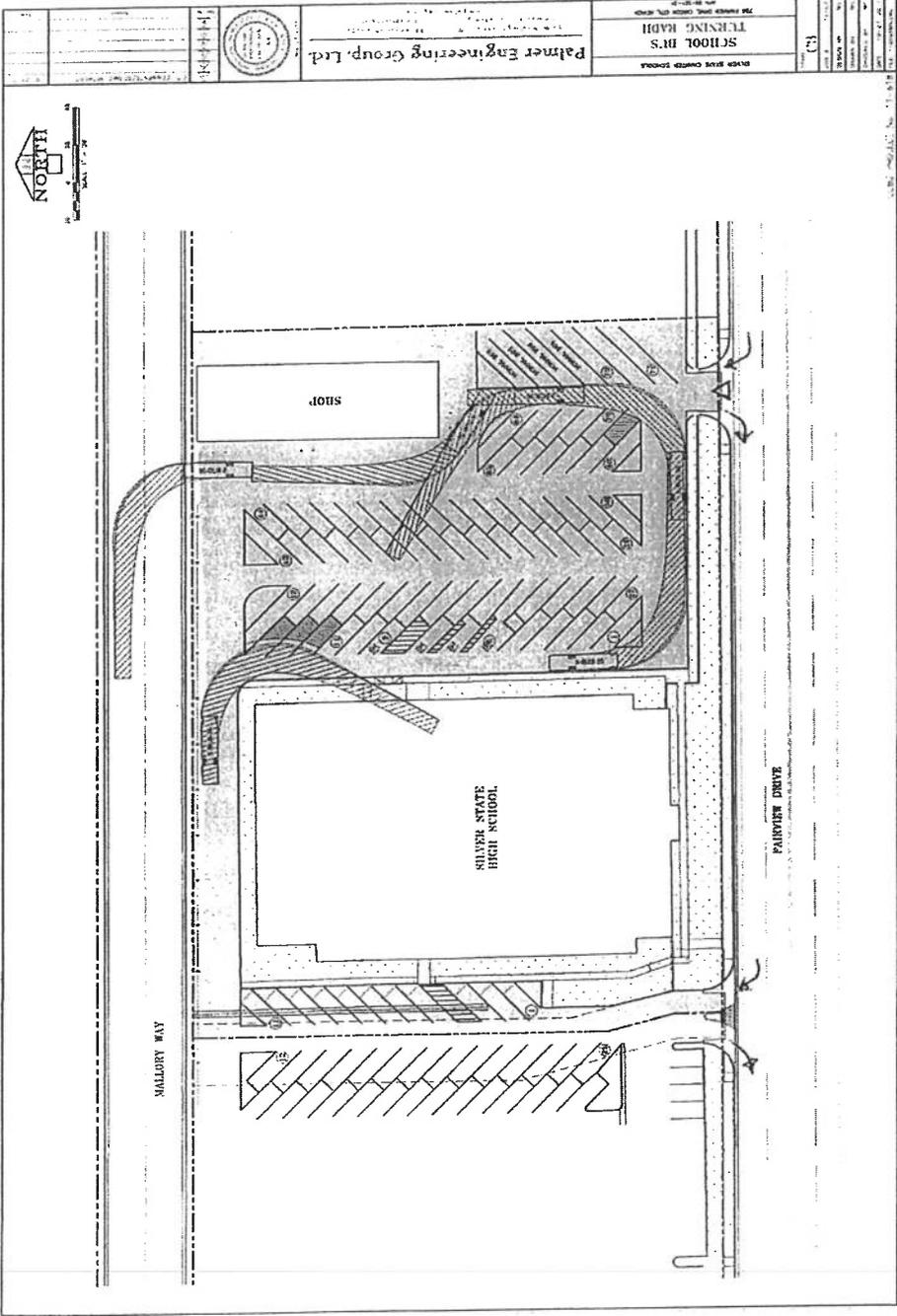
### INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(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	Dense Multi-Use Urban					General Urban	Dense Multi-Use Urban
<b>INDUSTRIAL</b>											
616	Hospital	1,000 SF GFA	0.57			644	Toy, Camera & Specialty Stores	1,000 SF GFA	5.10		
616	Nursing Home	1,000 SF GFA	0.10			645	Books Superstore	1,000 SF GFA	1.42		
620	Chow	1,000 SF GFA	-0	3.76	4.18	646	Pet Supply Superstore	1,000 SF GFA	1.20		
640	Animal Hospital - Veterinary Clinic	1,000 SF GFA	1.51			647	Office Supply Superstore	1,000 SF GFA	2.27		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52			648	Bank Superstore	1,000 SF GFA	15.02		
<b>OFFICE</b>											
710	General Office Building	1,000 SF GFA	-0	1.15	0.87	649	Discount Home Furnishings Superstore	1,000 SF GFA	1.24		
712	Small Office Building	1,000 SF GFA	2.25			675	Bed and Linen Superstore	1,000 SF GFA	2.22		
714	Corporate Headquarters Building	1,000 SF GFA	0.65			676	Discounted Store	1,000 SF GFA	1.95		
715	Single Tenet Office Building	1,000 SF GFA	1.12			678	Appl. Store	1,000 SF GFA	-0	4.12	1.12
720	Multi-Tenet Office Building	1,000 SF GFA	2.06			679	Art and Craft Store	1,000 SF GFA	1.21		
730	Government Office Building	1,000 SF GFA	1.71			680	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	6.81		
731	State Water Pollution Department	1,000 SF GFA	5.29			681	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.24		
732	United States Post Office	1,000 SF GFA	11.21			682	Marine Superstore	1,000 SF GFA	21.83		
733	Government Office Complex	1,000 SF GFA	2.82			683	Furniture Store	1,000 SF GFA	0.32		
750	Office Park	1,000 SF GFA	1.07			687	Medical Equipment Store	1,000 SF GFA	1.20		
760	Research and Development Center	1,000 SF GFA	8.49			689	Liquor Store	1,000 SF GFA	16.37		
770	Business Park	1,000 SF GFA	8.47			<b>RETAIL</b>					
<b>RETAIL</b>											
810	Tractor Supply Store	1,000 SF GFA	1.40			811	Wash-A-Rack	1,000 SF GFA	12.13		
811	Construction Equipment Rental Store	1,000 SF GFA	8.88			812	Wash-A-Rack	1,000 SF GFA	20.42		
812	Building Materials and Lumber Store	1,000 SF GFA	2.58			816	Hardware	1,000 SF GFA	1.42		
813	Free-Standing Restaurant Superstore	1,000 SF GFA	4.31			820	Color, Phys. and Express Shop Store	1,000 SF GFA	7.42		
814	Variety Store	1,000 SF GFA	0.84			825	Drinking Place	1,000 SF GFA	11.26		
816	Free Standing Discount Store	1,000 SF GFA	4.83			826	Food Court	1,000 SF GFA	1.86		
816	Hardware / Paint Store	1,000 SF GFA	2.68			827	Food Casual Restaurant	1,000 SF GFA	16.13		
817	Hardware (Chain Center)	1,000 SF GFA	6.94			831	Quick Restaurant	1,000 SF GFA	7.80		
818	Nursery (Wholesale)	1,000 SF GFA	5.18			832	Fast Food Restaurant (Fast Food Restaurant)	1,000 SF GFA	-0	9.11	9.85
820	Shipping Center	1,000 SF GFA	2.81	3.81	4.52	833	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	28.21		
822	Factory Outlet Center	1,000 SF GFA	7.29			834	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	-0	37.87	78.21
828	Automobile Sales (Retail)	1,000 SF GFA	2.43			835	Fast Food Restaurant with Drive-Through Window and Dr.	1,000 SF GFA	42.65		
841	Automobile Sales (Wholesale)	1,000 SF GFA	1.75			836	Coffee Donut Shop with Drive-Through Window	1,000 SF GFA	26.21		
842	Recreational Vehicle Sales	1,000 SF GFA	8.77			837	Coffee Donut Shop with Drive-Through Window and Dr.	1,000 SF GFA	-0	44.28	83.19
843	Automobile Parts Sales	1,000 SF GFA	4.51			838	Inshore Boat	1,000 SF GFA	63.21		
848	Tire Store	1,000 SF GFA	3.76			839	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.10		
849	Tire Superstore	1,000 SF GFA	2.11			840	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
850	Supermarket	1,000 SF GFA	5.21			841	Deli / Sandwich / Bakery Shop	1,000 SF GFA	3.78		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11			842	Automobile Care Center	1,000 SF GFA	3.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	45.29			843	Automobile Parts and Service Center	1,000 SF GFA	7.28		
854	Discount Supermarket	1,000 SF GFA	4.18			844	Gasoline / Service Station	1,000 SF GFA	109.27		
857	Discount Club	1,000 SF GFA	4.18			845	Gasoline / Service Station with Convenience Market	1,000 SF GFA	146.25		
860	Warehouse Market	1,000 SF GFA	1.76			847	Self-Service Car Wash	Wash Bays	5.84		
861	Service Center Superstore	1,000 SF GFA	-0	2.02	1.05	848	Automated Car Wash	1,000 SF GFA	14.20		
862	Home Improvement Superstore	1,000 SF GFA	-0	2.33	3.35	849	Car Wash and Detail Center	Wash Bays	13.00		
863	Electronics Superstore	1,000 SF GFA	4.26			850	Truck Stop	1,000 SF GFA	22.22		
						852	Super Convenience Market/Day Station	1,000 SF GFA	69.29		
						870	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, no PM peak hour in TDH



Special Use Permit  
Carson City Community Counseling – 788 Fairview Drive  
Water and Sewer Use

**Domestic Water Use:**

Based on low water Use Fixtures:

50 Beds/Patients:  
Faculty / staff:

50 Patients /day  
15 faculty & staff / day

Daily use: 50 ppd x 60 gpd/person = 3,000 gpd  
15 ppd x 15 gpd/person = 225 gpd  
**3,225 gpd**

**Landscape Water Use:**

Landscaping & Planters (allow 2 acre-feet / acre / year for irrigation – 32 week irrigation season)

Planters: .24 acre = 10,454 sf

Water use: 2.0 ac-ft/ac/yr x .24 ac = .48 ac-ft/year (428.50 gpd)\*

Annualized Use = .48 ac-ft/yr x 32/52 = .30 ac-ft/yr **268 gpd**

**Total Water Use:**

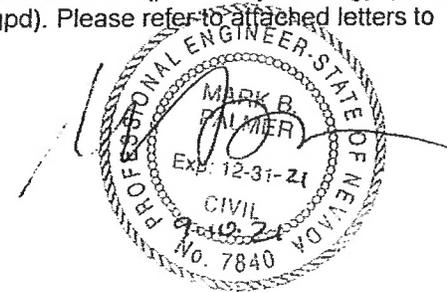
Total Water Use: 3,225 + 268 = **3,493 gallons per day** (2.32 ac-ft/yr)

**Total Sewerage:**

At 80% sewer/water ratio of Domestic Water Use, sewer discharge would be **2,580 gpd.**

**Summary:**

This Total Water Use is less than the previous use as a Charter School (previously 5,018 gpd) and a minimal increase in the sewer volume (previously 2,520 gpd). Please refer to attached letters to Lee Plemel, previous Planning Director.



\*Note: 1 acre-ft / year = 892.7 gpd [43,560 x 7.48 / 365]

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# Palmer Engineering Group, Ltd.

611 North Nevada Street • Carson City, NV 89703 • (775) 884-0479 Fax: 884-4226

February 15, 2011

Lee Plemel, Director  
Carson City Development Services - Planning Division  
2621 Northgate Lane, Suite 62  
Carson City, NV 89706

Re: Water Impact Report - Special Use Permit & Zone Map Amendment  
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31  
Silver State High School - Fairview Drive, Carson City

Dear Mr. Plemel:

Silver State Charter School is planned for 1000 students, but only 1 in 7 students will be on campus at any given time based on a schedule of 7 sessions per week. Allowing for 15 gallons/day per person with 210 people/day, the estimated domestic water usage is 3,150 gpd. Landscaping is estimated at 1,868 gpd for a total of 5,018 gpd. See attached summary sheet.

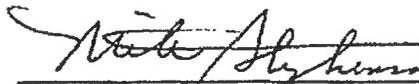
Water consumption history for the existing buildings is also summarized below. The combined demand for the three buildings for the past two years is 2,359 gpd. However, it should be noted that these buildings have only been partially occupied during this period. The combined water usage for fully occupied buildings is estimated at 5-6,000 gpd.

We discussed the existing water service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing domestic and irrigation water given the size of the existing 8" water main in Mallory Way and 12" main in Fairview Drive.

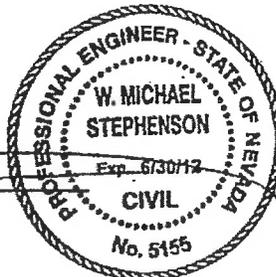
Should you have any questions or require additional information, please contact us.

Sincerely,

Palmer Engineering Group, Ltd.



Mike Stephenson, P.E.  
Project Engineer



Attachment c: Steve Knight – Silver State High School

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# Palmer Engineering Group, Ltd.

611 North Nevada Street · Carson City, NV 89703 · (775) 884-0479 Fax: 884-4226

February 15, 2011

Lee Plemel, Director  
Carson City Development Services - Planning Division  
2821 Northgate Lane, Suite 62  
Carson City, NV 89706

Re: Sewer Impact Report - Special Use Permit & Zone Map Amendment  
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31  
Silver State High School - Fairview Drive & Roop Street, Carson City

Dear Mr. Plemel:

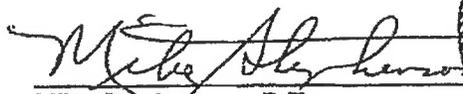
Silver State Charter School is planned for 1000 students, but only 1 in 7 students will be on campus at any given time based on a schedule of 7 sessions per week. With 143 students, 37 staff and 30 members of the public on site at any given time, the occupancy rate would be about 210 people/day. Allowing for 15 gallons/day per person, the estimated domestic water usage is 3,150 gallons/day. At an 80% sewer/water ratio, sewer discharge would be 2,520 gallons/day. Demand from the existing three buildings during full occupation is estimated to have exceeded this rate of flow.

We discussed the existing sanitary sewer service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing sewer service given the size of the existing 8" sewer main in Mallory Way.

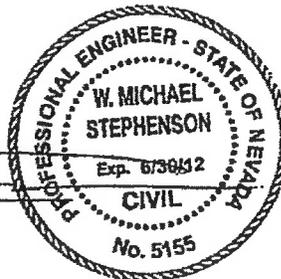
Should you have any questions or require additional information, please contact us.

Sincerely,

Palmer Engineering Group, Ltd.



Mike Stephenson, P.E.  
Project Engineer



c: Steve Knight – Silver State High School

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Water Use Calculations  
**SILVER STATE HIGH SCHOOL**  
 FAIRVIEW CAMPUS

**Domestic Water Use:**

Allow 15 gallons per day per person

1000 student body / 7 sessions/week:	143 students / day
Faculty / staff:	37 faculty & staff / day
Community events (100 people, 30% use)	<u>30 people / day</u>
<b>Total</b>	<b>210 people / day</b>

Daily use: 210 ppd x 15 gpd/person = 3,150 gpd

**Landscape Water Use:**

Turf & Planters (allow 2 acre-feet / acre / year for irrigation – 32 week irrigation season)

Play Field, Playground & Planters: 1.7 acre = 74,052 sf

Water use: 2.0 ac-ft/ac/yr x 1.7 ac = 3.4 ac-ft/year (\* 3,035 gpd)

Annualized Use = 3.4 ac-ft/yr x 32/52 = 2.09 ac-ft/yr => 1,868 gpd

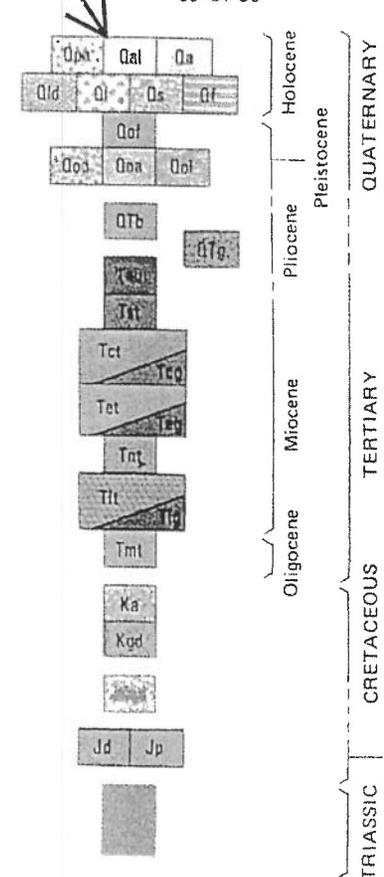
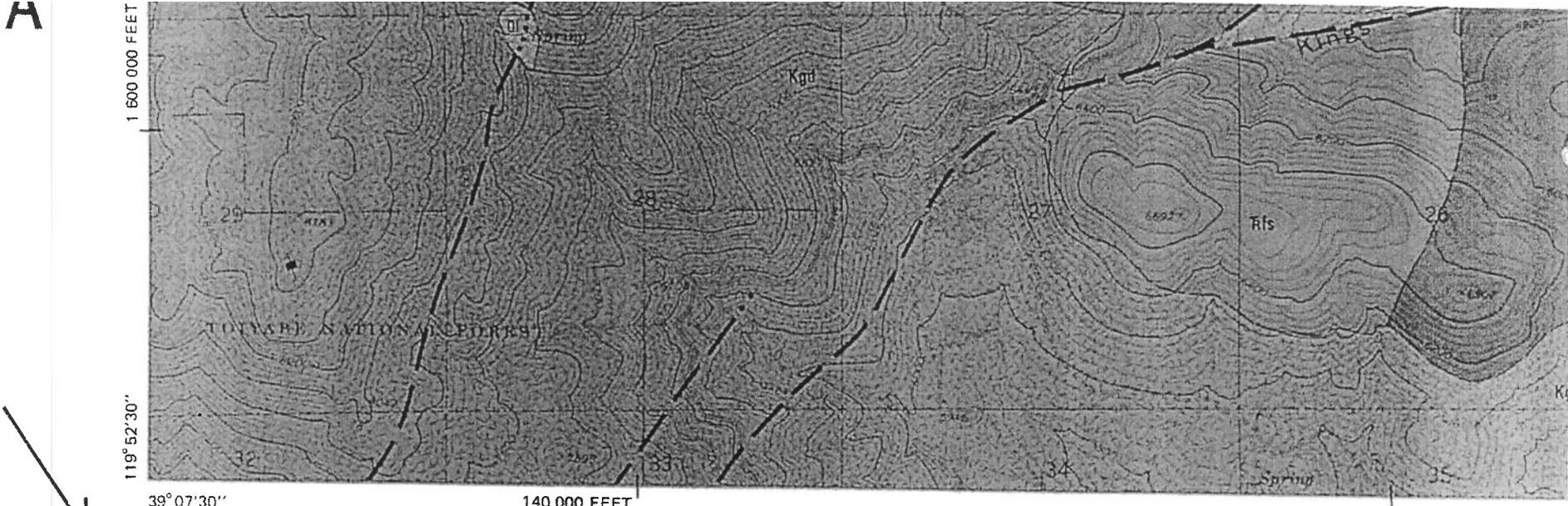
**Total Water Use:**

Total Water Use: 3,150 + 1,868 = 5,018 gallons per day (5.62 ac-ft/yr)

**EXISTING FACILITIES WATER USAGE** (see consumption histories, attached)

<u>Site</u>	<u>Domestic</u>	<u>Irrigation</u>	<u>Total, gal/day</u>
788 Fairview:	750	1,014	1,764
JZJP, 900 Mallory Way:	288		288
Church of Nazarene, 900 Mallory Way	307		<u>307 gpd</u>
		<b>Total</b>	<b>2,359 gpd</b>

\*Note: 1 acre-ft / year = 892.7 gpd [43,560 x 7.48 / 365]



- Qpa** **Pediment and alluvial-fan deposits.** Grayish-orange, tan and gray-brown granular muddy coarse sand and sandy gravel in small fans, bajadas, and minor pediment veneers.
- Qal** **Alluvial-plain deposits of Eagle Valley.** Yellowish-brown to gray, unbedded to poorly bedded, poorly to moderately sorted, fine silty sand, sandy silt, granular muddy coarse sand, and minor sandy gravel. Underlies broad surfaces of low gradient.
- Qa** **Alluvial-plain deposits of Washoe Valley.** Tan to orange-brown, moderately to poorly bedded, angular to subrounded, fine to coarse granodioritic sand. Underlies gentle slopes and broad areas of low gradient. Fills closed depressions in highland areas. Unweathered.
- Qld** **Lake deposits.** Tan to yellowish-brown, well-bedded silt and sand; restricted to the margins of Washoe Lake.
- Ql** **Landslide deposits.** Unsorted fine to coarse debris. Predominantly deeply weathered granodiorite.
- Qs** **Sand dunes.** White to light-gray, well-sorted, well-rounded quartz and feldspar grains with minor shell fragments. Moderately well developed cross bedding.
- Qf** **Artificial fill.**
- Qof** **Older fan deposits of Vices Canyon.** Medium-brown to light-brown, moderately to poorly sorted sandy large cobble gravel and slightly gravelly medium sand. Weathered. Moderately well-developed soil profile.
- Qop** **Older pediment gravel.** Grayish-orange to dark yellow-brown small cobble to muddy sandy pebble gravel. Composition similar to nearby bedrock. Deposits slightly eroded, weakly to moderately weathered.
- Qoa** **Older alluvial-plain deposits.** Moderately sorted, sandy small cobble gravel, slightly gravelly sand and sandy coarse silt. Similar to Qop but finer grained. Weakly to moderately weathered.
- Qol** **Old lake deposits.** Grayish-brown fine to coarse sand and silt in thin beds. Locally diatomaceous.

- Qtb** **Basaltic andesite flow.** Light greenish gray, sparsely porphyritic, very fine grained, locally flow banded. Orange-red iron-oxide stains on weathered surfaces.
- QTg** **Pediment gravel.** Yellowish-gray to light-brown bouldery sandy cobble gravel. Most clasts subrounded and consist of all bedrock lithologies.
- Tau** **Andesite, undifferentiated.** Dark-gray to light-gray flows and intrusives; porphyritic to sparsely porphyritic plagioclase-pyroxene andesite. Some flows contain hornblende phenocrysts up to 1 cm. Weathers gray brown to red brown.
- Tst** **Santiago Canyon Tuff.** Hornblende-biotite quartz latite crystal-vitric ash-flow tuff. Gray to pale lavender or brownish gray, moderately to strongly welded, and largely devitrified. About 300 m thick.
- Tct** **Crystal Tuff.** Tct: Pinkish white to light red, weakly welded, devitrified, crystal-vitric rhyolite tuff. Contains chatoyant sanidine. 0-120 m thick. Tcq: Underlying bouldery cobble gravel.
- Tet** **Eureka Canyon Tuff.** Tet: Pale yellowish-white to pale-gray, lavender, and tan rhyolite vitric tuff. Pale yellowish white, devitrified, and weakly welded in most exposures. 0-130 m thick. Teg: Underlying interformational bouldery gravel.
- Tnt** **Nine Hill Tuff.** Pale orange-red, pale-green, and reddish-purple densely welded to stretched, devitrified, very pumiceous vitric tuff. Grades upward into weakly welded to non-welded, pumice-poor vitric tuff. 0-300 m thick.
- Tlt** **Lenihan Canyon Tuff.** Tlt: Pale-lavender to purplish-tan, moderately to densely welded, devitrified, fine-grained hornblende quartz latite crystal-vitric tuff. 0-300 m thick. Tlg: Underlying interformational bouldery gravel.
- Tmt** **Mickey Pass Tuff.** Tan to reddish-brown, moderately to strongly welded, devitrified biotite quartz latite vitric-crystal tuff. Grades downward into a basal few meters of rhyodacitic crystal-rich vitrophyre and upward into pumice and crystal-rich rhyolite. 0-200 m thick.



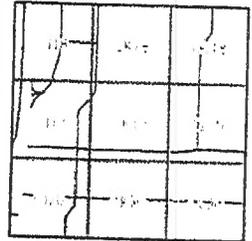


# Water Runbook

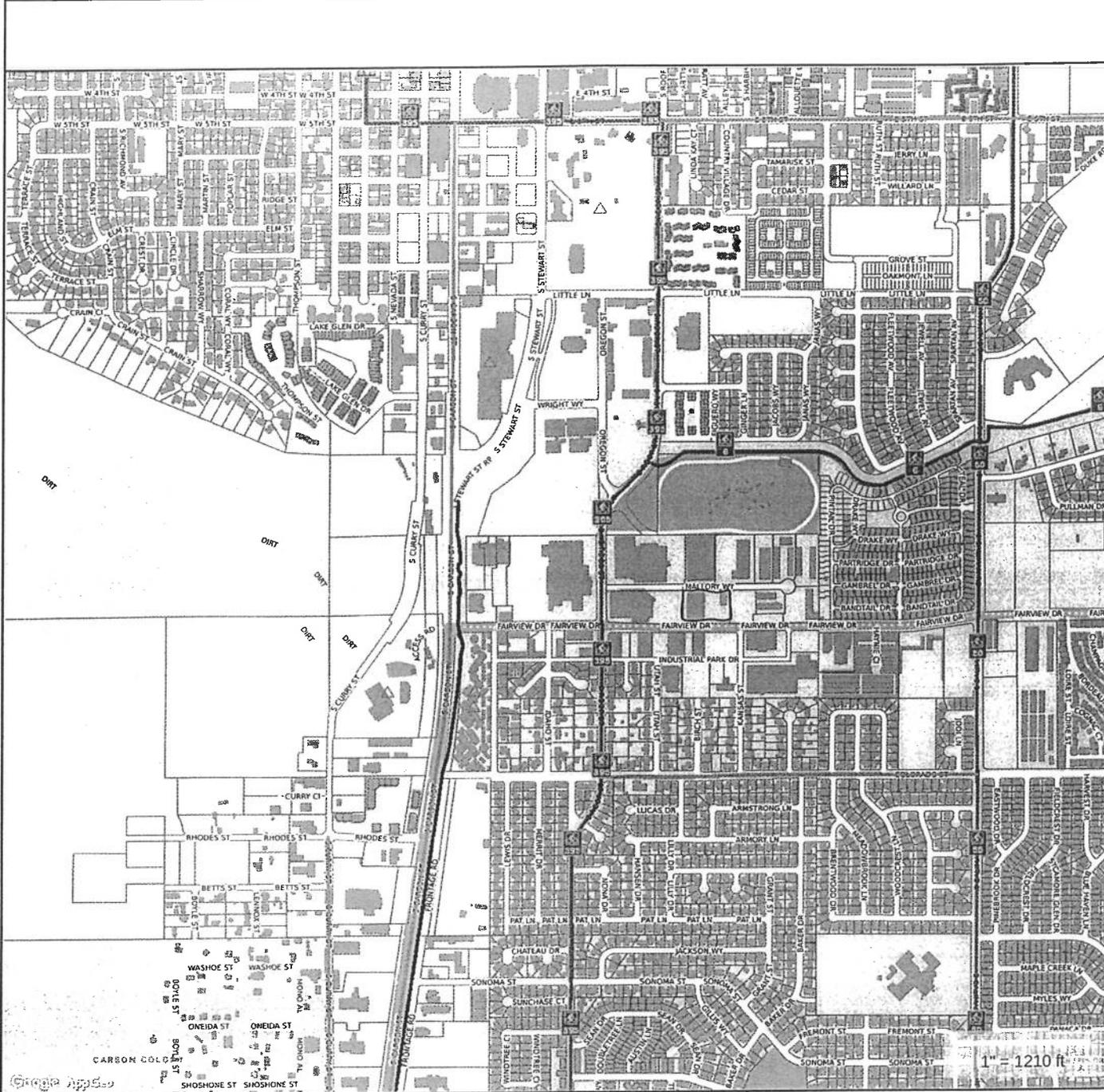


**Legend**

◆ Fire Hydrant	● Booster
○ Fire Service	⊠ Back Flap Device
▲ Pressure Reducing Valve	⊞ Air Release Valve
■ Flash Out	● Valve
⊞ Intake	● Water Tank
⊞ Reducer	
⊞ Gate Check Valve	<b>Water Pipe</b>
⊞ Treatment Plant	— Water Pipe
◆ Fire Hydrant Valve	— Public
▲ Water Zone Valve	— Private
▼ Closed Valve	— State
▲ Gate Valve	— Sewer
● Butterfly Valve	— Storm
◆ Valve	— Gas



Index Map



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**MAP FOR REFERENCE ONLY  
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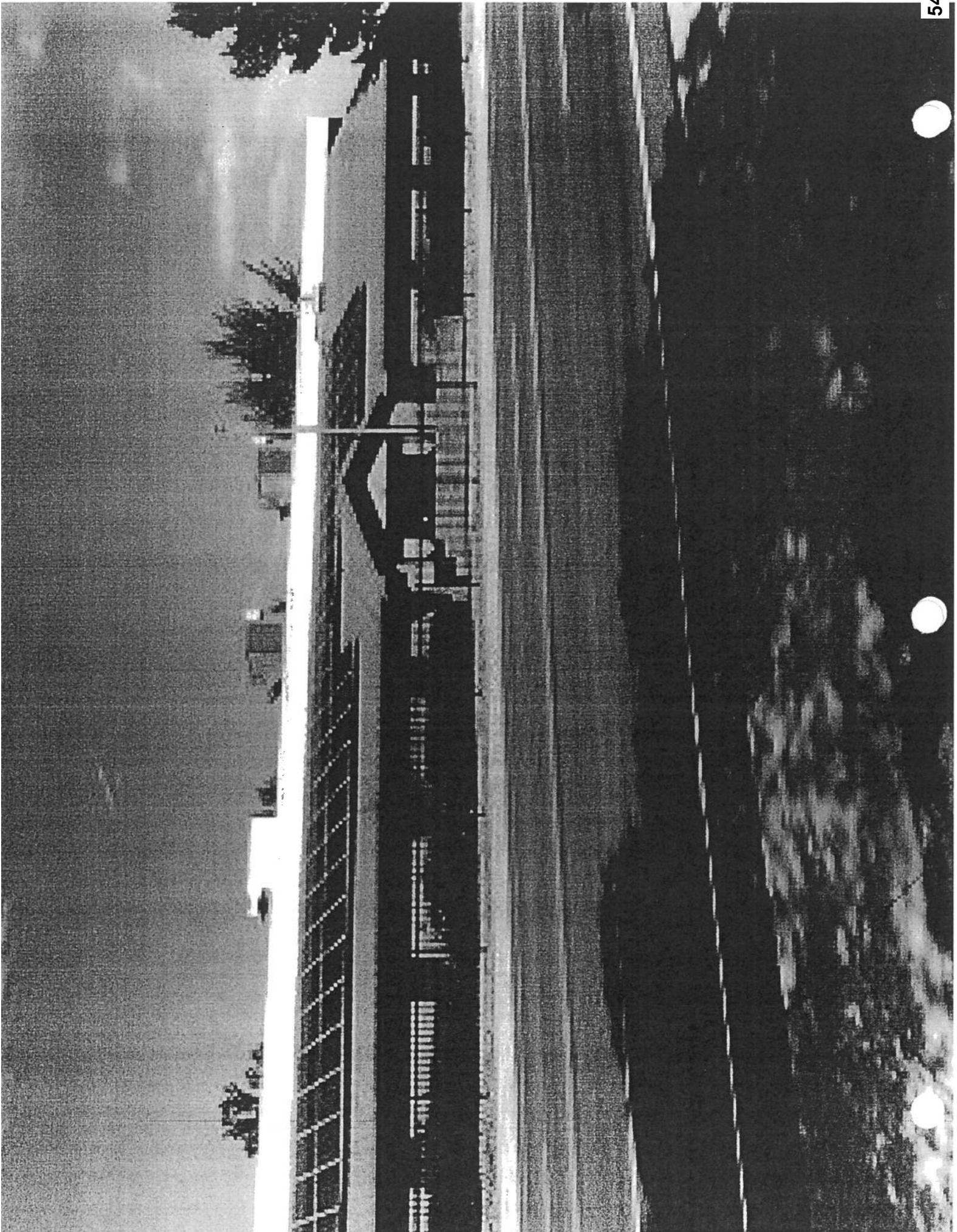
Geometry updated 11/17/2018  
Data updated 11/17/2018

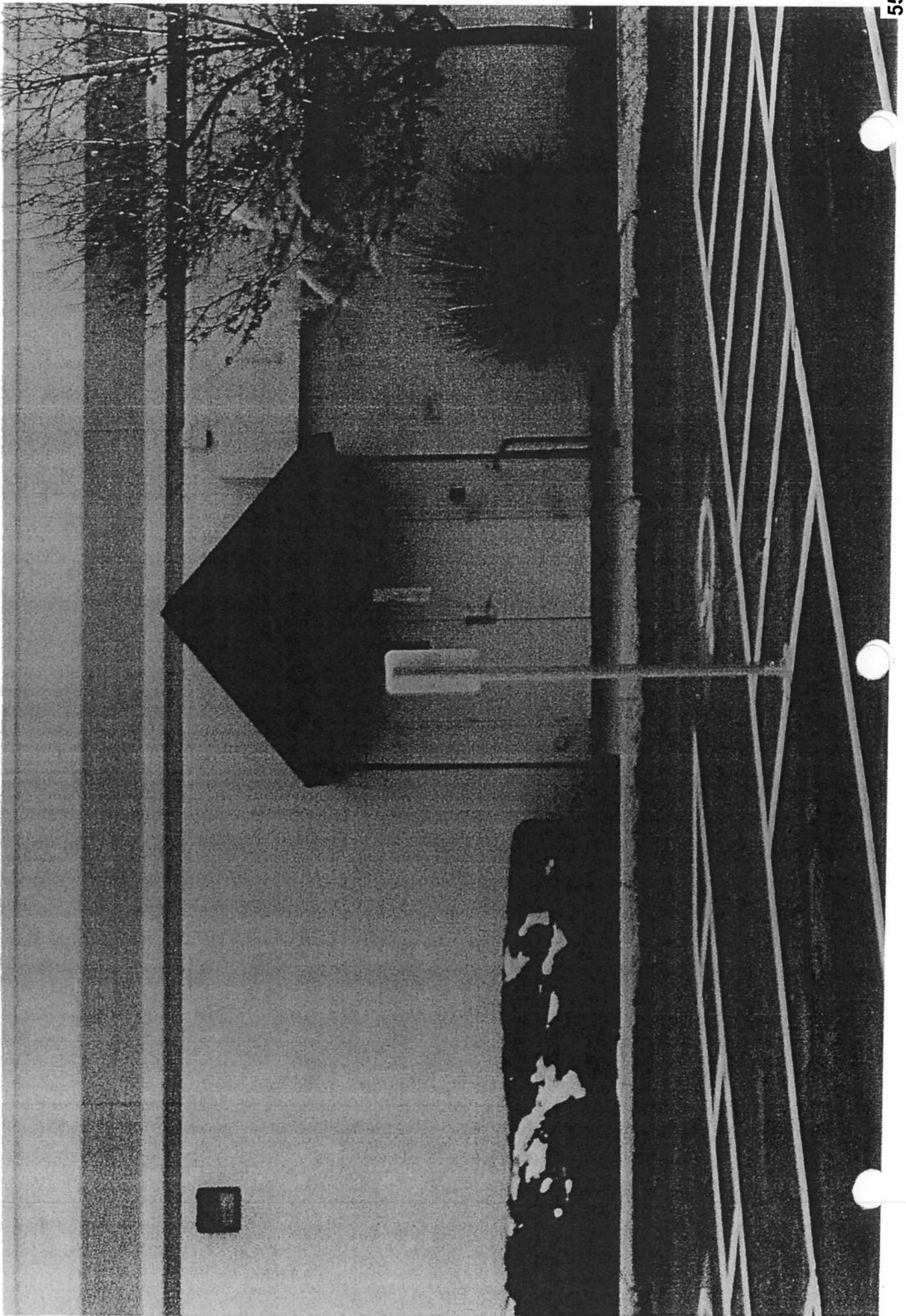
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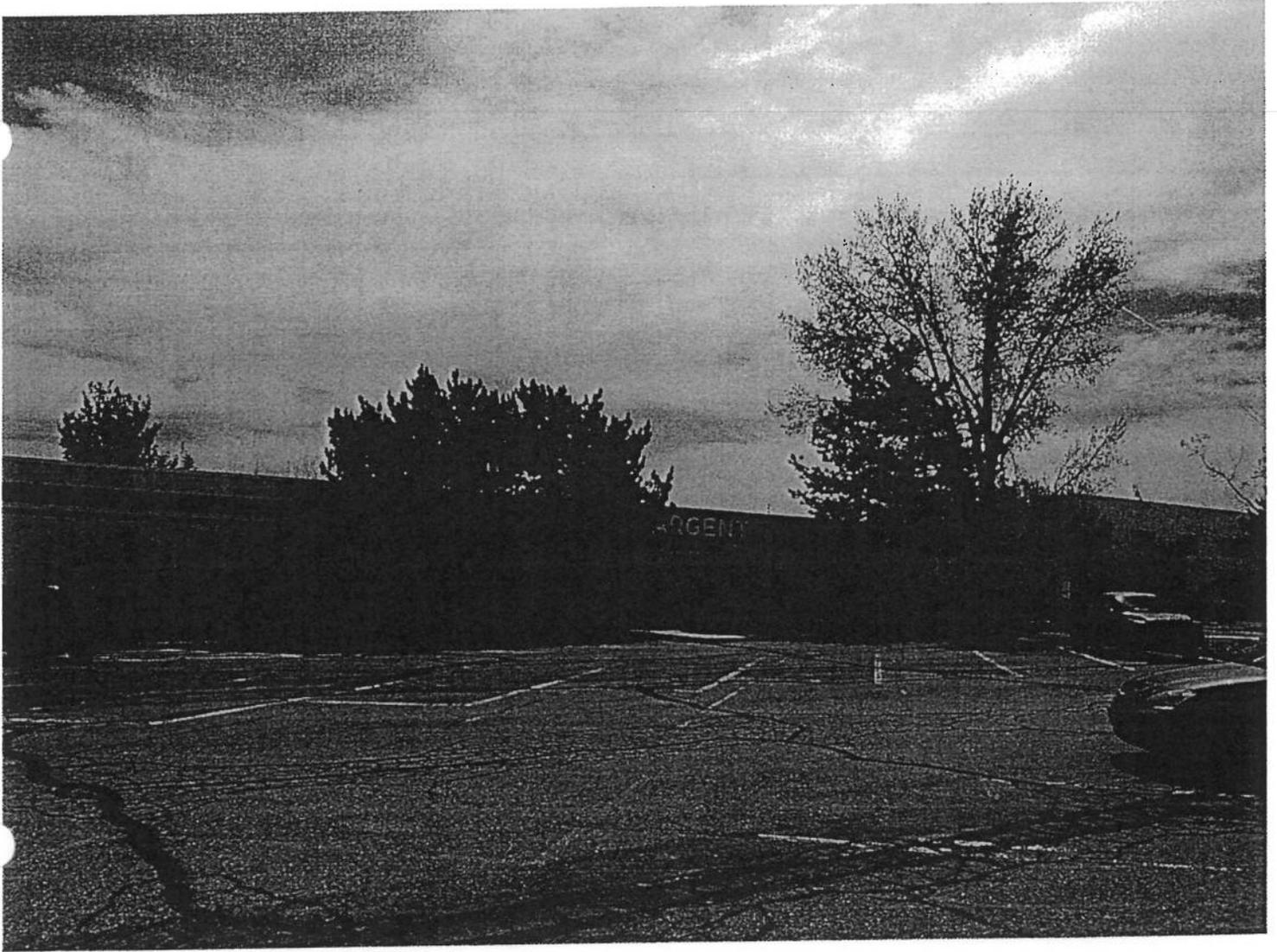
## Map Theme Legends

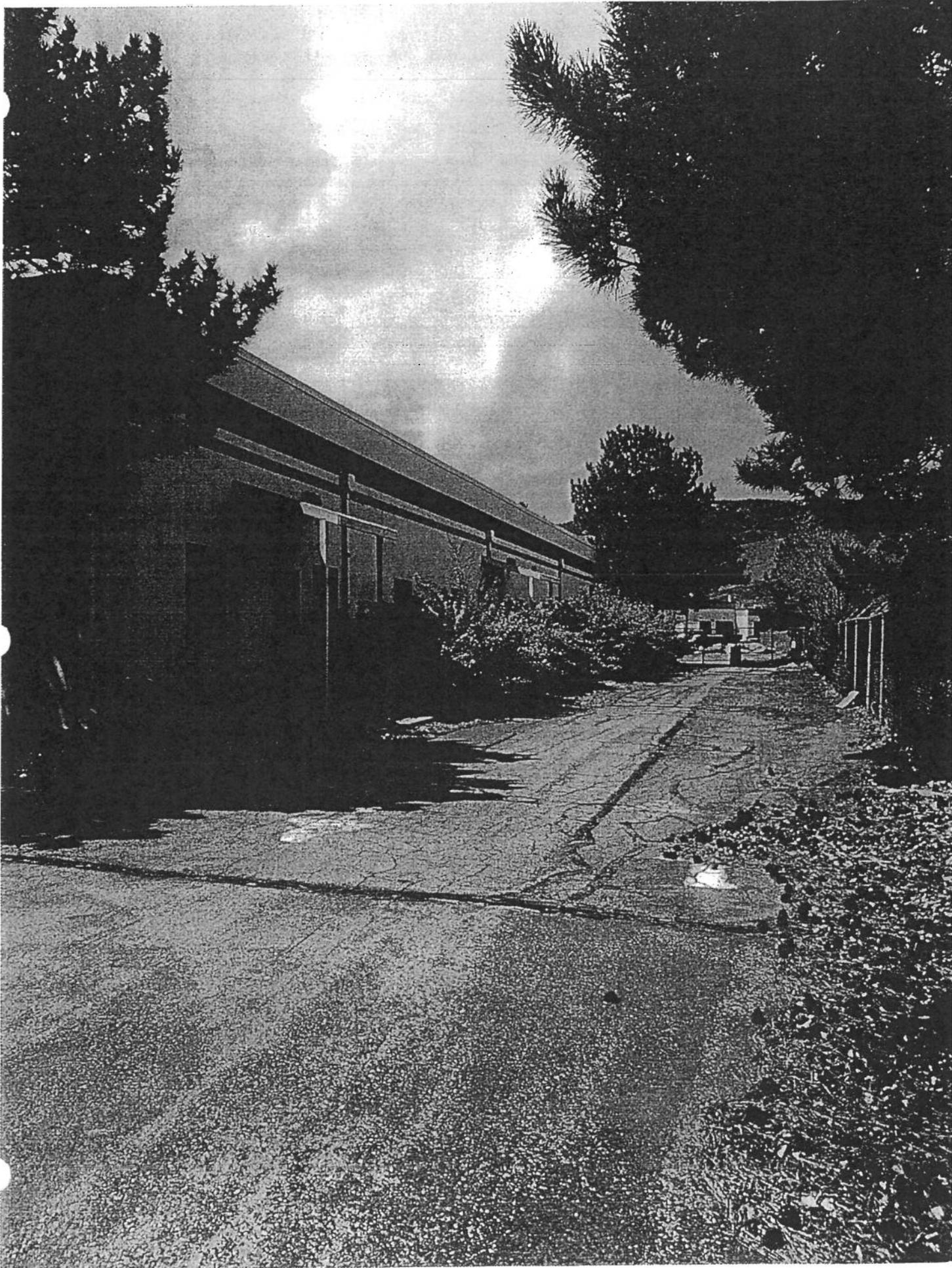
### Trails & Bikeways

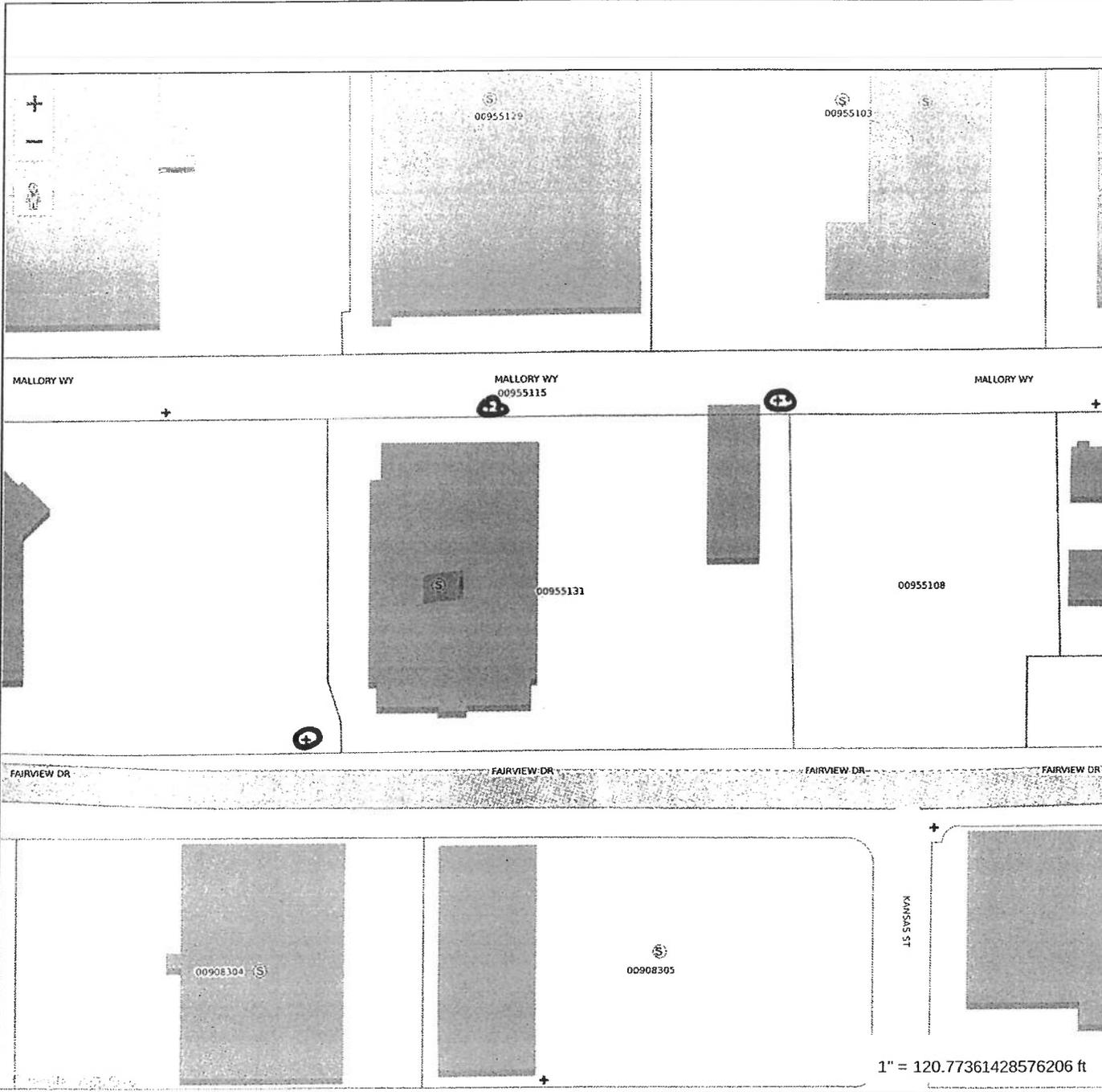
-  DESIGNATED BIKE
-  BIKE LANE
-  PAVED PATH
-  AMBROSE NATURAL
-  CARSON RIVER
-  CENTENNIAL PARK
-  CLEAR CREEK
-  FOOTHILL TRAIL
-  FULSTONE WETLANDS
-  KINGS CANYON
-  MORGAN MILL/NEW
-  PRISON HILL
-  RIVERVIEW PARK
-  SECRET TRAIL
-  SILVER SADDLE RANCH
-  UNNAMED











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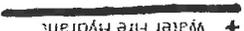
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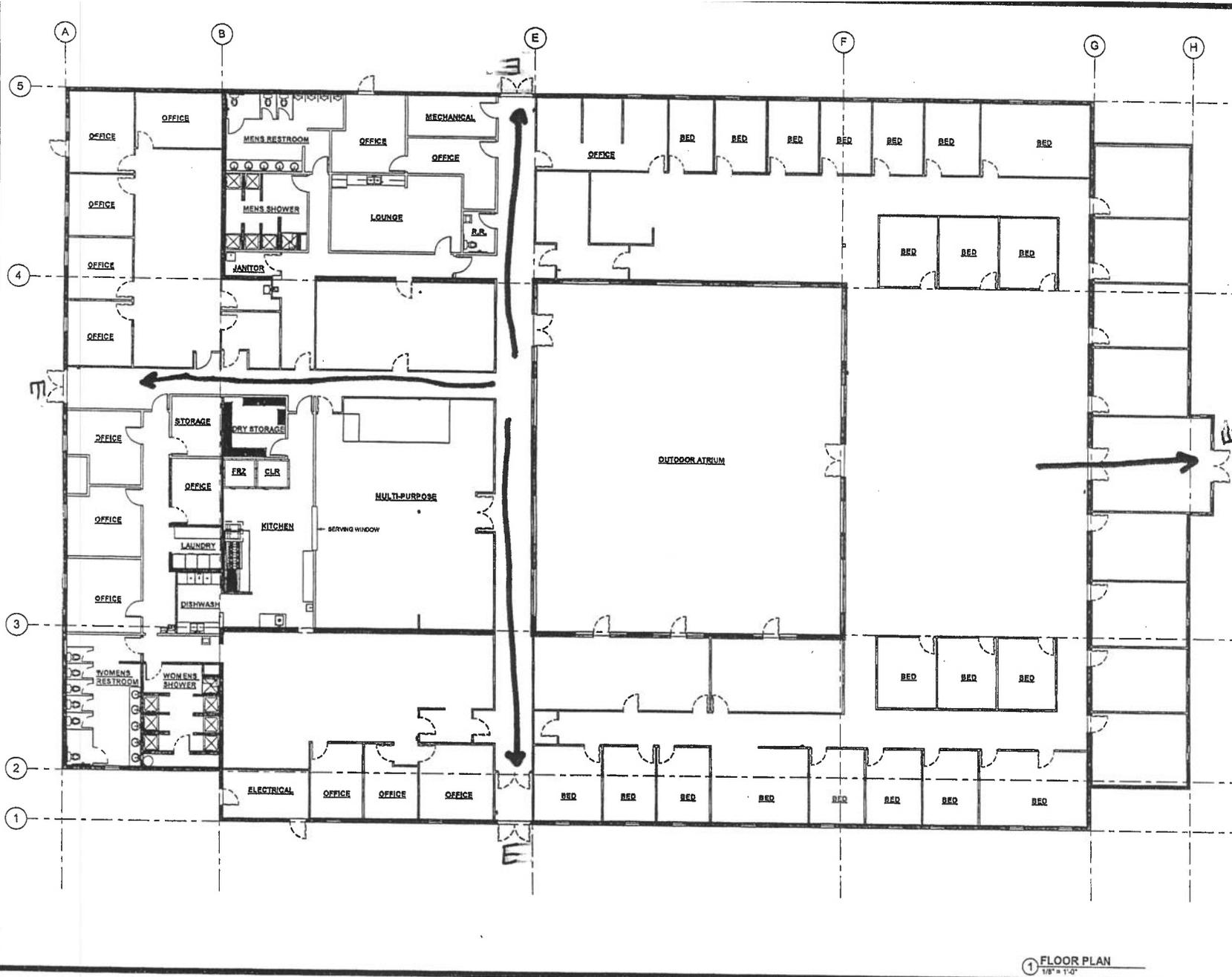
Geometry updated 11/17/2018  
Data updated 11/17/2018

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Map Theme Legends

Fire Sprinklered Buildings 

Water Fire Hydrant 



General Notes

No.	Revisions	Date

**Empire Construction**

Architect

**Preliminary**  
NOT FOR CONSTRUCTION

JOEL LASSONDE DRAFTING AND DESIGN  
775-527-2483  
1875 S. 55th DRIVE, SUITE 118  
RENO, NEVADA 89512

Drawings, specifications and other documents including those in electronic form, prepared by the architect and transmitted to the contractor for use solely with respect to this Project. The contractor shall be deemed to have accepted and ownership of these instruments of service and shall retain all copyright, liability and other reserved rights, including copyright.

Project Name and Address  
**TENANT IMPROVEMENTS FOR Owner**  
700 FAIRVIEW DRIVE  
CARSON CITY, NEVADA

The **FLOOR PLAN**

Approvals

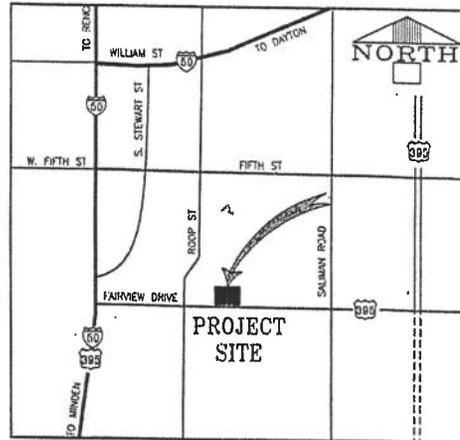
Date 05/03/2021	Job Number	Sheet
Scale 1/8" = 1'-0"	A2.1	

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

EXIT PLAN "E"



788 FAIRVIEW DRIVE  
CARSON CITY, NEVADA

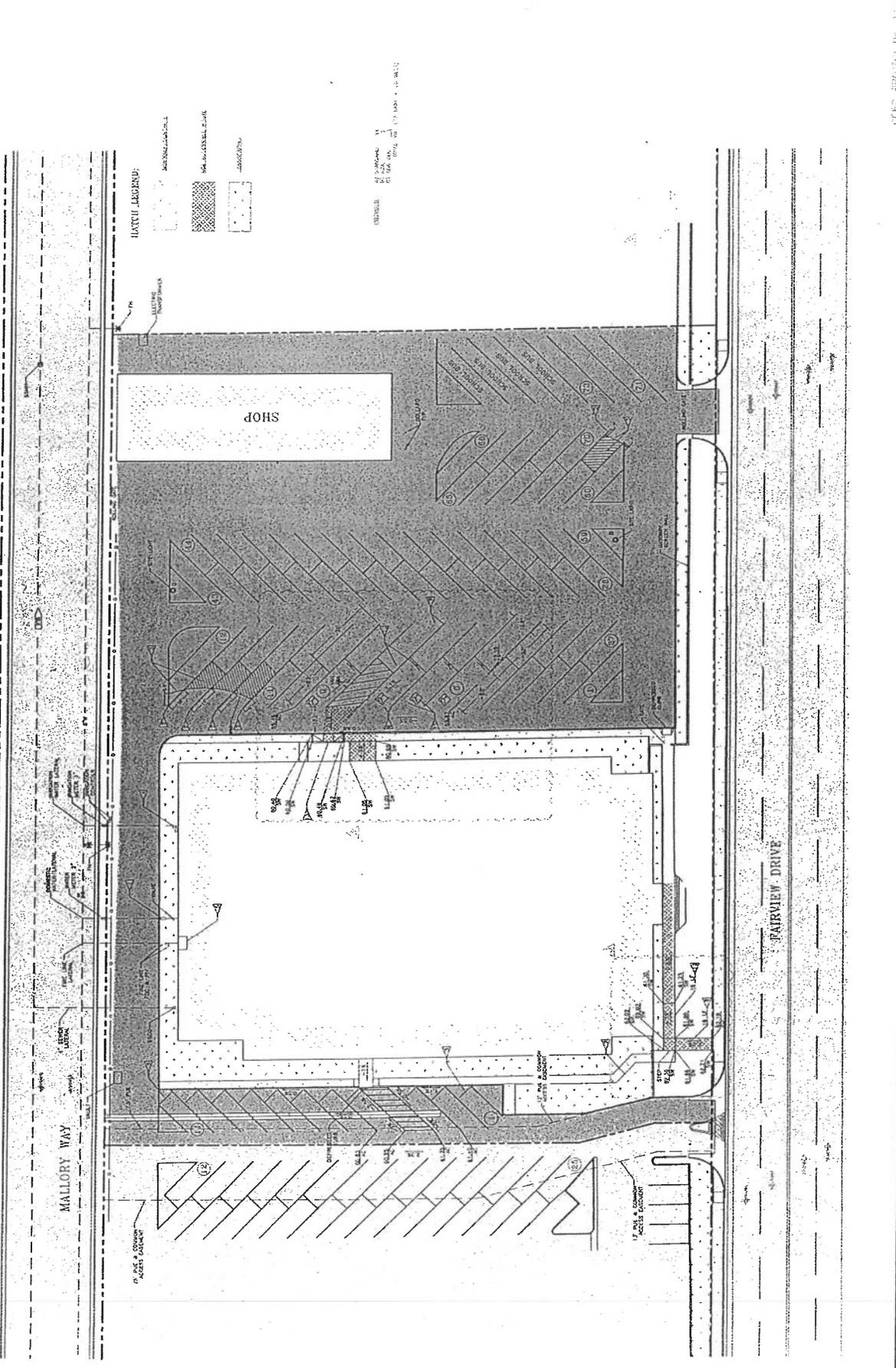


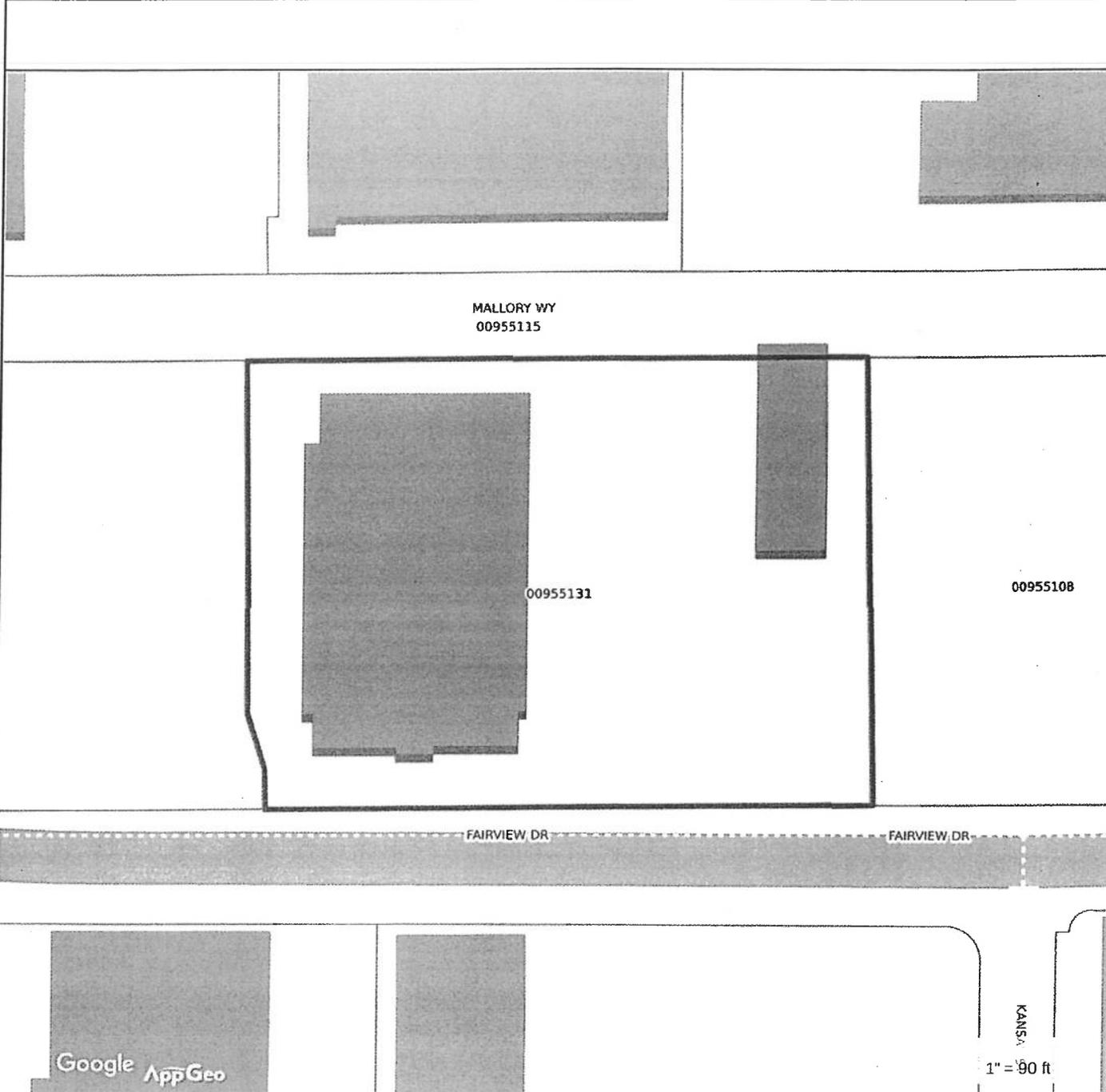
VICINITY MAP

NOT TO SCALE  
SW 1/4 OF NE 1/4, SEC. 20, T15N, R20E, MDB&M

SITE INFORMATION:

ADDRESS: 788 FAIRVIEW DRIVE  
CARSON CITY, NEV. 89401  
APN: 09-251-1-3  
ZONING: GENERAL COMMERCIAL  
LAND USE: MIXED USE COMMERCIAL  
LOT SIZE: 1.36± ACRES  
FLOOD ZONE: ZONE AM - FEMA FIRM MAP 520201 0404 L  
REVISION DATE: JANUARY 10, 2009



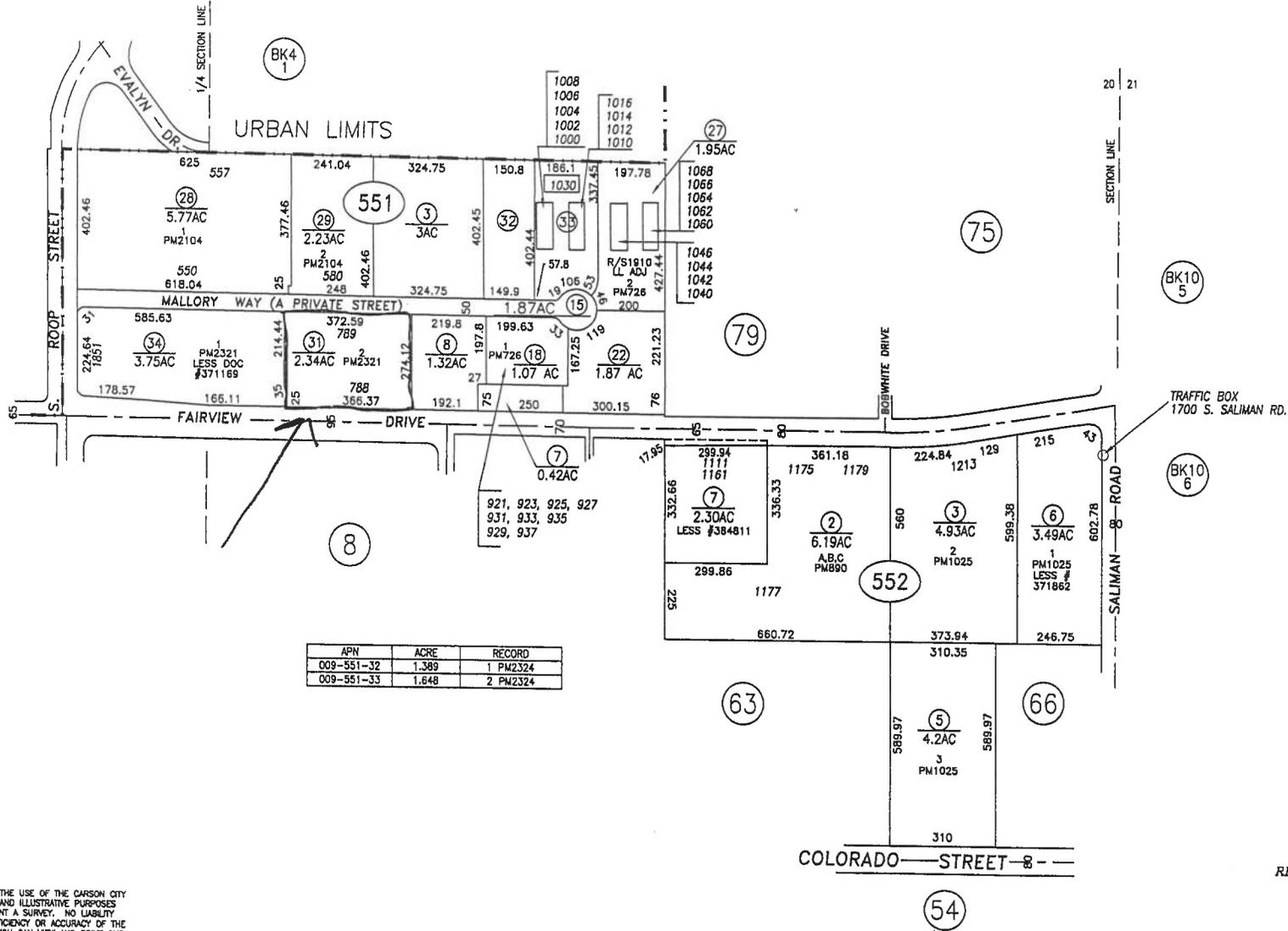


Property Information	
Property ID	00955131
Location	788 FAIRVIEW DR
Owner	SILVER STATE CHARTER SCHOOLS
Acres	2.344

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

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PORTION E1/2 AND  
PORTION SE1/4 NW1/4 SECTION 20  
T.15 N., R.20 E., M.D.B. & M.



APN	ACRE	RECORD
009-551-32	1.389	1 PM2324
009-551-33	1.648	2 PM2324

UPDATED PACE WITH EVALYR DR.  
CARSON CITY, NEVADA  
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SCALE: 1" = 300'  
REVISED: 05/17/2016

## Details

### Property

Address 788 FAIRVIEW DR  
APN 00955131

### Ownership

Owner SILVER STATE CHARTER  
SCHOOLS  
Mailing 3719 N CARSON ST  
Address  
CARSON CITY, NV 89706-0000

### Valuation

Total Value \$0  
Land \$0  
Improvements \$0

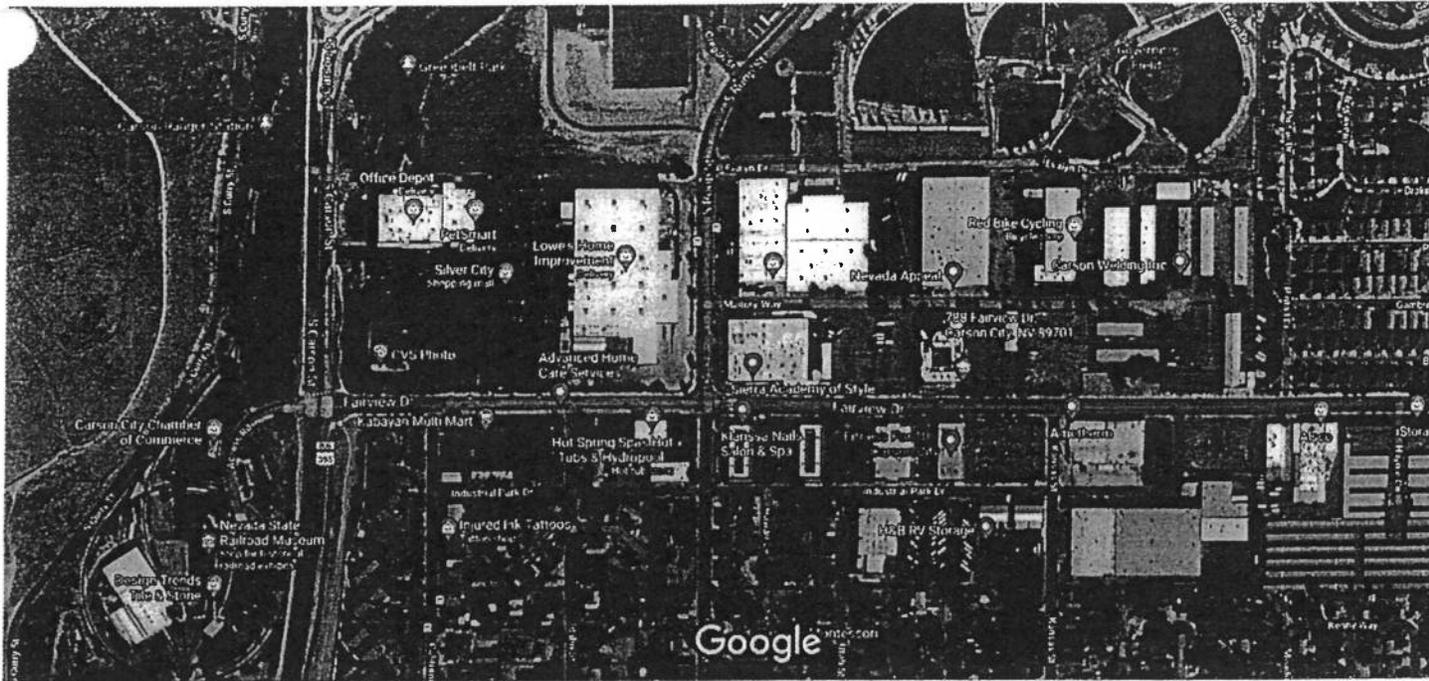
### Land

Parcel Area 2.344 Acres  
Zoning GC

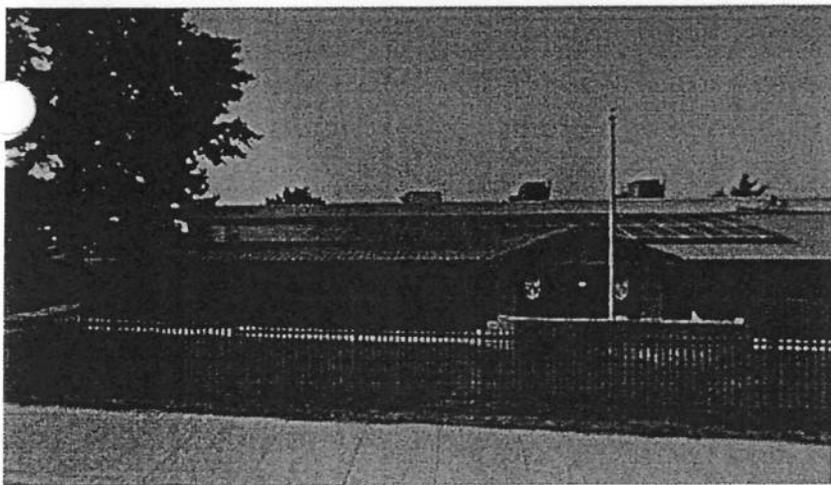
### Addresses

Address  
788 FAIRVIEW DR  
789 MALLORY WAY

# Google Maps 788 Fairview Dr



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft



## 788 Fairview Dr

Building



Directions



Save



Nearby



Send to your phone



Share



788 Fairview Dr, Carson City, NV 89701

### Photos

# CARSON CITY LAND USE MASTER PLAN

## LEGEND

### COMMERCIAL / EMPLOYMENT

-  Community / Regional Commercial
-  Neighborhood Commercial
-  Industrial

### RESIDENTIAL

-  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)

### OTHER

-  Public / Quasi-Public
-  Washoe Tribe
-  Conservation Reserve (Private)
-  Vacant Private Land
-  Specific Plan Areas

### MIXED-USE

-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment

### OPEN LANDS

-  Public Conservation
-  Open Space
-  Parks & Recreation



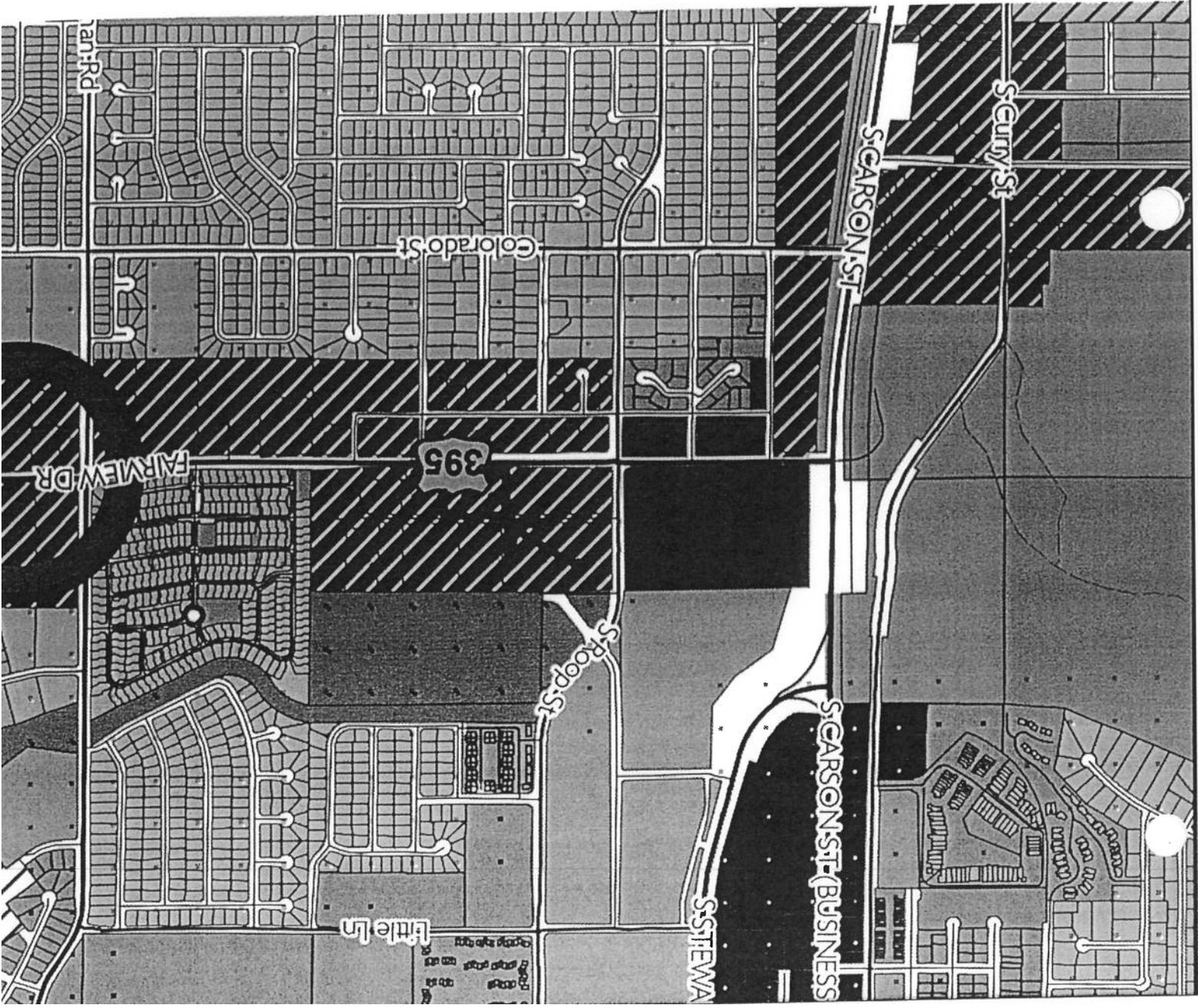
Mixed-Use Activity center

Adopted: 4/6/2006

Last Updated: 4/14/2011



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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

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

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. 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.

### Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

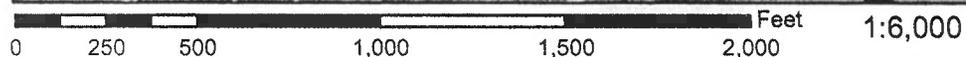
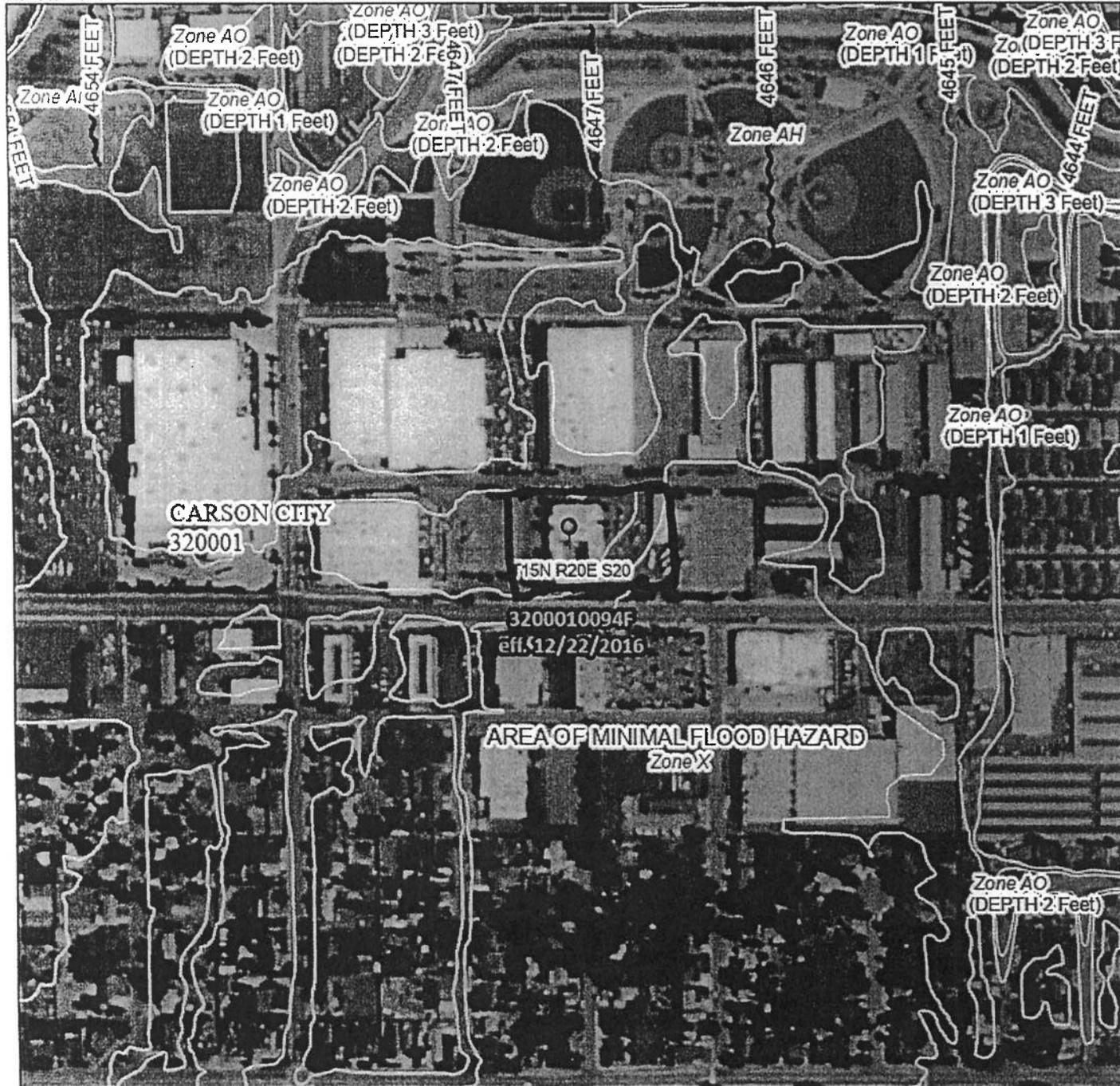
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FEMA Map Service Center, P.O. Box 1038 Jessup, Maryland 20794-1038 Phone: (877) 336-2627  
 Adobe Acrobat Reader required to view certain documents. [Click here to download.](#)

# National Flood Hazard Layer FIRMette



119°45'55"W 39°9'15"N



119°45'18"W 39°8'47"N

## Legend

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

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

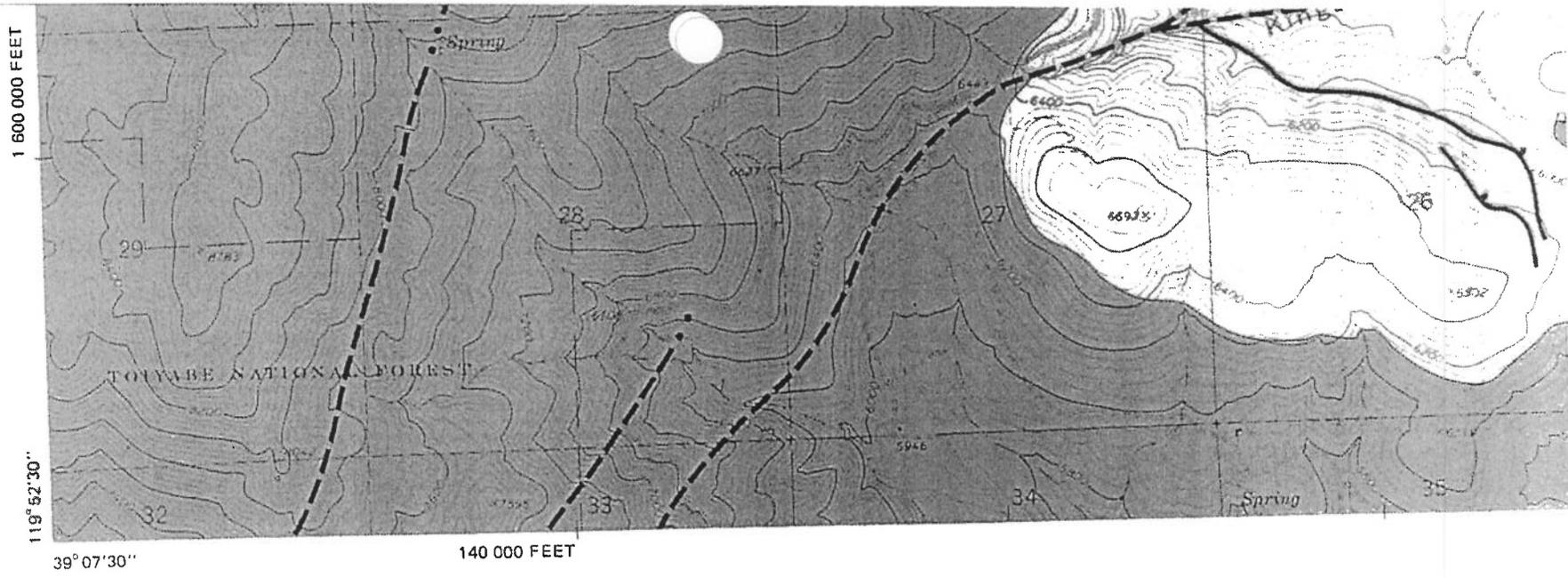
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/29/2021 at 2:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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





POTENTIAL FOR GROUND SHAKING DURING EARTHQUAKES

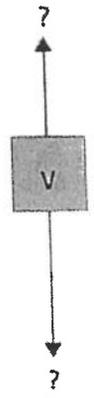
The hazards shown on this map are based upon current data available. Shaking characteristics are inferred from interpretations of geologic, seismic velocity, soils engineering, and ground-water information. Surface rupture potentials are inferred from generalized geologic and soils (weathering profile)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

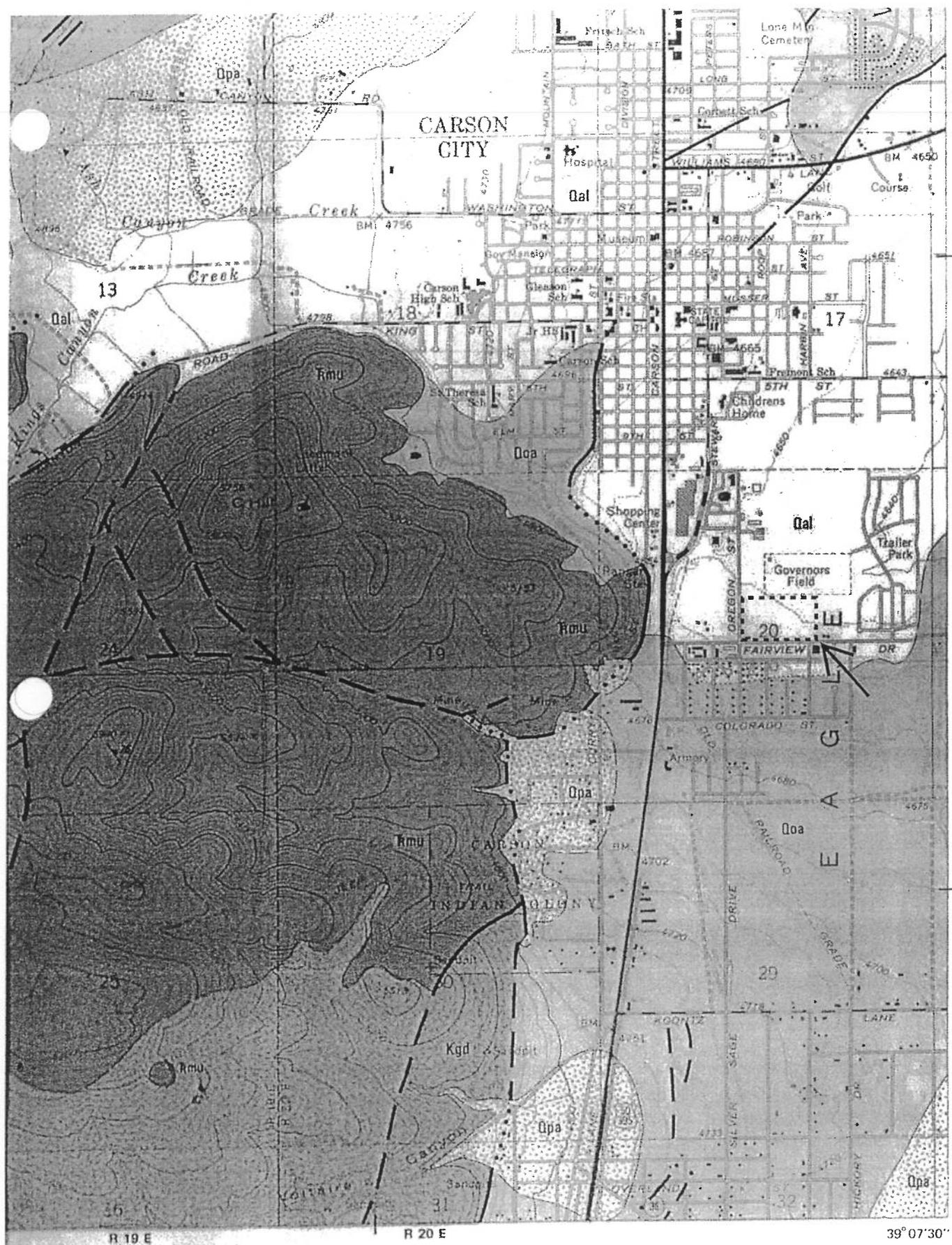
INCREASING INTENSITY OF SHAKING AND POTENTIAL HAZARD  
Possibly about 3 units Mercalli intensity scale difference from I to IV

- 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, granodiorite, which ranges in degree and depth of weathering, and Tertiary ash-flow tuffs, which exhibit various degrees of alteration, welding and fracture spacing.

GEOLOGIC MAP

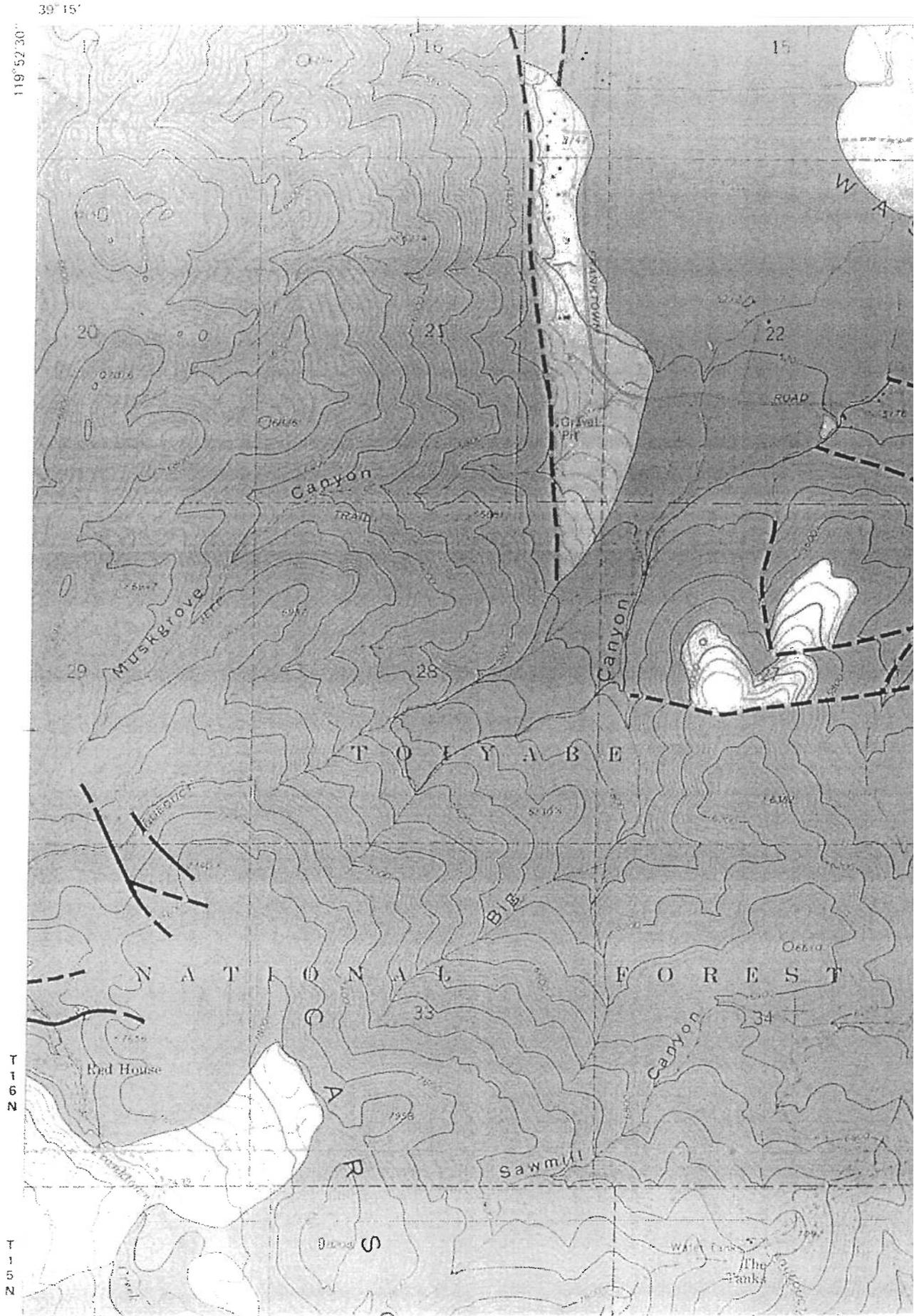


Dennis T. Trexler, 1977

to yellowish-tan to pinkish-tan, very fine-grained  
 and/or medium-grained. Occurs locally as veins in Kgd.  
 biotite granodiorite. Grayish white to gray and  
 py, medium to coarse grained, equigranular to  
 and locally foliated and banded. Locally grades  
 monzonite or quartz diorite.  
 quartz diorite, grayish-green plagioclase and  
 anorthoclase in a fine-grained matrix. Stability

Portions modified from Rogers, E. K. (1976) Environmental geology of  
 northern Carson City, Nevada, Univ. of Nevada, Reno, unpub. M.S. thesis  
 and Kirkham, R. M. (1976) Environmental geology of western Carson City,  
 Nevada area, Univ. of Nevada, Reno, unpub. M.S. thesis

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(775) 882-3945 • Fax: (775) 882-6126

**Carol Basagoitia**  
*Executive Director*

**Board of Directors**

Sev Carlson  
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Robert J. Fliegler M.D.  
John L. Ascuaga  
Bill Richards  
Thomas Perkins  
Tara Swartz  
Shaun Mattice

09/30/2021

Community Counseling Center would like to clarify the number of licensed beds. CCC plans on having 50 licensed beds to include up to 10 children. Which would be 50 clients at given time.

Thank you

Community Counseling Center

One Can Never Pay in Gratitude - One Can Only Pay in Kind - Somewhere Else in Life... Ann Morrow Lindbergh



It brings out the best in all of us.™  
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09/15/2021

Re: Unpaid taxed- 788 Fairview Dr

Community Counseling Center in in the process of buying the property located at 788 Fairview Dr. which previously operated as a charter school and currently owned by Silver State Charter Schools.

We have been made aware the property has unpaid taxes due. We have been in touch with the current owner and he has agreed to pay all unpaid taxes prior to the special use permit hearing. If the property taxed are not paid by this time, they will be paid in full upon close of escrow of the property.

Thank you,

Community Counseling Center

**Carol Basagoitia**  
*Executive Director*

**Board of Directors**

Sev Carlson  
Roger Williams  
Sheriff Ken Furlong  
Robert J. Flegler M.D.  
John L. Ascuaga  
Bill Richards  
Thomas Perkins  
Tara Swartz  
Shaun Mattice

One Can Never Pay in Gratitude - One Can Only Pay in Kind - Somewhere Else in Life... Ann Morrow Lindbergh



It brings out the best in all of us.<sup>SM</sup>

United Way<sup>SM</sup>

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

Jackie Shott  
Print Name

9/15/21  
Date