



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

DATE: July 27, 2022

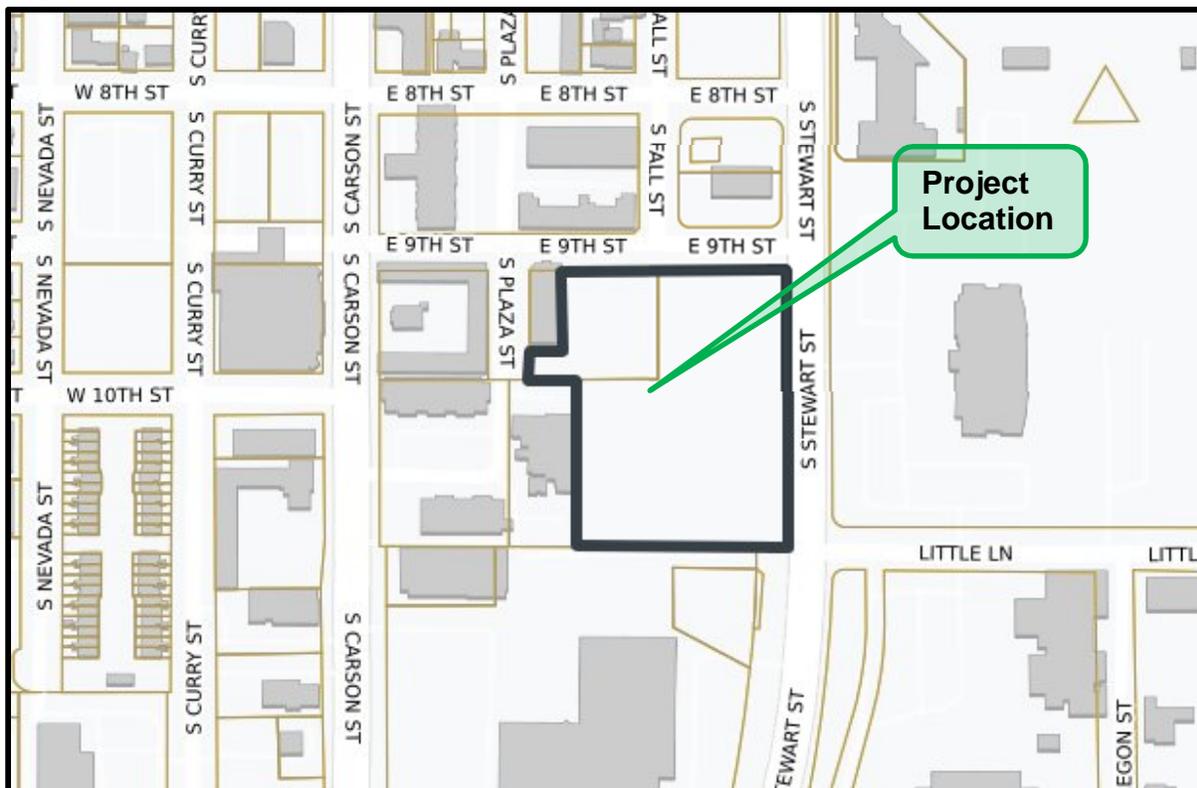
TO: Carson City Planning Commission

FROM: Heather Manzo, Associate Planner

SUBJECT: Item 6.A LU-2022-0237 For Possible Action: Discussion and possible action regarding a request from Pillar Income Asset Management (“Applicant”) for a one-year time extension to December 15, 2023 of an approved Special Use Permit to allow alternative compliance of the Downtown Mixed-Use (“DT-MU”) Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification and building envelope step-back requirements relating to a multi-family residential development on property zoned Downtown Mixed-Use, located at 906 South Stewart Street, Assessor’s Parcel Numbers (“APNs”) 004-055-02 and -07. (Heather Manzo hmanzo@carson.org)

Recommended Motion: “I move to approve an extension of the expiration date for LU-2020-0045 to December 15, 2023, as the approved Special Use Permit continues to be appropriate, and the activity permitted by the Special Use Permit will not adversely impact other properties in the area or the public interest.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

NOTE: The base language in these conditions is the language from the approved conditions for LU-2020-0045 on December 15, 2020. Condition No. 4 has been modified to reflect the updated expiration date should this time extension be approved.

1. The Applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development must be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements must conform to city standards and requirements.
4. The use for which this permit is approved shall commence by December 15, 2023. If this permit is not initiated (obtain a Building Permit) by December 15, 2023 and no extension granted, the permit becomes null and void.
5. The Applicant must supply the required five amenities, subject to review and approval by the Community Development Director prior to the issuance of the construction permit. It is anticipated that public art will be utilized to meet this requirement. The art will be privately owned and maintained, and the public will have visual access to it.
6. Benches will be of the same specification as the other downtown benches.
7. Streetlights will be of the same specification as the streetlights on Carson Street.
8. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the Downtown development standards.
9. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.
10. All utility and mechanical equipment must be screened.
11. At the time of building permit application, the Applicant must demonstrate that 35 percent of the building at the pedestrian level includes window openings.
12. There appears to be an error in the water main analysis relative to available maximum flow. This analysis must be revised before a building or site improvement permit is issued. If there is insufficient capacity in the 6-inch main in 9th Street, it must be upgraded at the

developer's expense. Depending on the results of the analysis, changes may also be required to be made to the construction type and/or the fire suppression system.

13. The project must meet all applicable Carson City Development Standards including but not limited to the following:
 - A portion of the project contains a FEMA AO flood zone. The project must obtain FEMA LOMA approval prior to a site improvement permit being issued.
 - The private storm drain must tie into the City storm main at a new manhole.
14. The Four-Hour Vehicular Volume Signal Warrant at the intersection of Little Lane and Stewart Street must be reevaluated and submitted prior to issuance of the building permit. Typical day traffic and pedestrian volumes were not collected at the time of the original traffic impact study due to ongoing construction on Carson Street and the temporary closures of state offices. The reevaluation must utilize actual vehicle and pedestrian counts if state offices are re-opened and typical conditions reoccur, or must utilize the most recent available historical data and the adjustment methodologies as described in the original traffic impact study and as approved by the City's Transportation Engineer. The signal warrant analysis must include a review of the existing condition and the proposed project under a 10- Year Horizon Plus Project scenario.
15. If a Four-Hour Vehicular Volume Signal Warrant within that 10-year Horizon period is met, the project will participate in a pro-rata contribution accounting for its proportional share of the intersection improvements based on the identified cost of the improvements and the number of project generated trips impacting the intersection as described in the updated traffic impact study. The pro-rata contribution must be applied through the construction of improvements of similar value in preparation for a future signalized intersection. Improvements must include, but not be limited to, reconstruction of the driveway at the west approach to install ADA compliant sidewalks and curb ramps ensuring pedestrian access to the existing crosswalk south of the intersection prior to full intersection signalization, as approved by the City Engineer. Construction of improvements must be included in the site improvement application and constructed with other site improvements.
16. The water model appears to have errors in calculating available fire flow. A corrected water model must be approved by Development Engineering and Carson City Fire Department prior to the issuance of any construction permits. If available fire flow is insufficient to meet IFC requirements, a different Type of construction must be used, or fire sprinklers added to the parking garage to decrease the required fire flow amount to be compatible with the available fire flow at the site.

BACKGROUND:

This item was continued from the June 29, 2022 Planning Commission meeting based on a request from the Applicant due to recent changes in staffing which impacted their availability to attend the June 29, 2022 meeting.

On December 15, 2020, the Planning Commission voted 5-1 (with one absence) to approve LU-2020-0045, a Special Use Permit to allow alternative compliance of the Downtown Mixed-Use Standards, specifically standards related to a mixed-use requirement, a community amenity

requirement, the sidewalk specification, and building envelope step-back requirements relating to a multi-family residential development on property zoned Downtown Mixed-Use.

On November 5, 2021, a request to extend the expiration of the approved Special Use Permit was approved by the Director of the Carson City Community Development Department noting a new expiration date of December 15, 2022.

On March 29, 2022, the Applicant submitted a request for a time extension to pursue design and funding of their project due to limited availability of design professionals and delays related to other necessary reviews essential to the project. Staff recommends a new expiration date of December 15, 2023, a one-year extension from the current date of expiration.

Carson City Municipal Code 18.02.080.8(c) authorizes the Planning Commission to approve additional extensions of time in the event that circumstances beyond the control of the applicant result in a failure to complete applicable Special Use Permit conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the Special Use Permit.

If this request is approved, an updated notice of decision (“NOD”) will be issued with these conditions which will supersede any previously issued NOD letters.

ATTACHMENT:

Applicant request to continue from the June 29, 2022 Planning Commission meeting
Letter dated March 29, 2022 from the Applicant
Approved site plan and building elevations for LU-2020-0045



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Planning Commission Meeting of June 29, 2022

DATE: June 28, 2022

TO: Carson City Planning Commission

FROM: Heather Manzo, Associate Planner

SUBJECT: Item 14.A LU-2022-0237 For Possible Action: Discussion and possible action regarding a request from Pillar Income Asset Management ("Applicant") for a one year time extension to December 15, 2023 of an approved special use permit to allow alternative compliance of the Downtown Mixed-Use ("DT-MU") Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed-Use, located at 906 South Stewart Street, Assessor's Parcel Numbers ("APNs") 004-055-02 and -07.

Staff received a request from the Applicant, on June 28, 2022 requesting a continuance as they have had some recent staff changes and are unable to attend the June 29, 2022 Planning Commission meeting.

Staff supports the Applicant's request for a continuance.

Heather Manzo

From: Heather Manzo
Sent: Tuesday, June 28, 2022 2:41 PM
To: Heather Manzo
Subject: FW: *IMPORTANT* - Carson City Nevada Public Hearing for Stewart Street Apartments - FW: LU-2022-0237

Importance: High

From: Jennifer Williamson <Jennifer.Williamson@pillarincome.com>
Sent: Tuesday, June 28, 2022 1:28 PM
To: Heather Manzo <HManzo@carson.org>
Subject: FW: *IMPORTANT* - Carson City Nevada Public Hearing for Carson Street Apartments - FW: LU-2022-0237
Importance: High

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Heather,

We will not be able to attend the meeting and we will need to postpone. Also Bradley wants to make sure this will not affect our position or impose any penalties, please let me know.

Thank you,

Jennifer Williamson
Pillar Income Asset Management
Administrative Assistant
469-522-4431

RECEIVED
MAY 04 2022
CARSON CITY
PLANNING DIVISION



1603 LBJ FREEWAY
SUITE 800
DALLAS, TEXAS 75234
P. 469.522.4200
F. 469.522.4299

March 29, 2022

Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Extension of Special Use Permit #LU-2020-0045

Ms. Reseck:

Please accept this letter as a formal request for a second 1-year extension to SUP #LU-2020-0045. We need the additional time to complete the design and financing of our project. Project delays continue due to the workloads of our architects and engineers, as well as with HUD's review of our 221(d)(4) package.

We anticipate a construction start in the 1st quarter of 2023, but this is beyond the expiration date of our current SUP. An approval of a second 1-year extension will enable us to meet our goals for the project.

Thank you.

Sincerely,

Randall A. Johnson
Vice President, Development
Pillar Income Asset Management



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

November 5, 2021

Pillar Income Asset Management
Randall Johnson
1603 LBJ Freeway, Ste 800
Dallas, TX 75234

Re: LU-2020-0045 – One Year Extension

Mr. Johnson:

Per your written request, a one year extension of the above Special Use Permit has been granted and the new expiration date is December 15, 2022.

The project will need to commence by December 15, 2022 or the permit shall become null and void. All other conditions of approval remain in effect.

This administrative extension is granted pursuant to Carson City Municipal Code 18.02.105(1c) that circumstances beyond the control of the applicant have resulted in the inability to commence or complete the use prior to the expiration date and subject to the consideration of the continued appropriateness of the Special Use Permit.

Please submit a copy of this extension approval and the Special Use Permit Notice of Decision with your building permit application.

Please contact our office if you have any additional questions.

Sincerely,

Hope Sullivan, AICP
Community Development Director



1603 LBJ FREEWAY
SUITE 800
DALLAS, TEXAS 75234
P. 469.522.4200
F. 469.522.4299

November 4, 2021

Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Extension of Special Use Permit #LU-2020-0045

Ms. Reseck:

Please accept this letter as a formal request for a 1-year extension to SUP #LU-2020-0045. We need the additional time to complete the design and financing of our project.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Johnson", with a long, sweeping horizontal stroke extending to the right.

Randall A. Johnson
Vice President, Development
Pillar Income Asset Management



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701

(775) 887-2180
Planning@carson.org
www.carson.org

★ CLERK ★
FILED
Time 9:55 am

PLANNING COMMISSION
December 15, 2020

DEC 16 2020

By Una E Rebeck
Deputy
Carson City, Nevada

NOTICE OF DECISION – LU-2020-0045

An application was received regarding a request for a Special Use Permit for to allow alternative compliance of the Downtown Mixed-Use Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed-Use (DT-MU), located at 906 South Stewart Street, APNs 004-055-02, and -07.

The Planning Commission conducted a public hearing on December 15, 2020, in conformance with City and State legal requirements and approved LU-2020-0045 based on the findings contained in the staff report and subject to the following conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to city standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The applicant must supply the required five amenities, subject to review and approval by the Community Development Director prior to the issuance of the construction permit. It is anticipated that public art will be utilized to meet this requirement. The art will be privately owned and maintained, and the public will have visual access to it.
6. Benches will be of the same specification as the other downtown benches.
7. Streetlights will be of the same specification as the streetlights on Carson Street.
8. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the downtown development standards.

9. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.
10. All utility and mechanical equipment must be screened.
11. At the time of building permit application, the applicant shall demonstrate that 35 percent of the building at the pedestrian level includes window openings.
12. There appears to be an error in the water main analysis relative to available maximum flow. This analysis must be revised before a building or site improvement permit is issued. If there is insufficient capacity in the 6-inch main in 9th Street, it must be upgraded at the developer's expense. Depending on the results of the analysis, changes may also be required to be made to the construction type and/or the fire suppression system.
13. The project must meet all applicable Carson City Development Standards including but not limited to the following:
 - A portion of the project contains a FEMA AO flood zone. The project must obtain FEMA LOMA approval prior to a site improvement permit being issued.
 - The private storm drain must tie into the City storm main at a new manhole.
14. The Four-Hour Vehicular Volume Signal Warrant at the intersection of Little Lane and Stewart Street shall be reevaluated and submitted prior to issuance of the building permit. Typical day traffic and pedestrian volumes were not collected at the time of the original traffic impact study due to ongoing construction on Carson Street and the temporary closures of state offices. The reevaluation shall utilize actual vehicle and pedestrian counts if state offices are re-opened and typical conditions reoccur, or shall utilize the most recent available historical data and the adjustment methodologies as described in the original traffic impact study and as approved by the City's Transportation Engineer. The signal warrant analysis shall include a review of the existing condition and the proposed project under a 10- Year Horizon Plus Project scenario.
15. If a Four-Hour Vehicular Volume Signal Warrant within that 10-year Horizon period is met, the project will participate in a pro-rata contribution accounting for its proportional share of the intersection improvements based on the identified cost of the improvements and the number of project generated trips impacting the intersection as described in the updated traffic impact study. The pro-rata contribution shall be applied through the construction of improvements of similar value in preparation for a future signalized intersection. Improvements shall include, but not be limited to, reconstruction of the driveway at the west approach to install ADA compliant sidewalks and curb ramps ensuring pedestrian access to the existing crosswalk south of the intersection prior to full intersection signalization, as approved by the City Engineer. Construction of improvements shall be included in the site improvement application and constructed with other site improvements.
16. The water model appears to have errors in calculating available fire flow. A corrected water model must be approved by Development Engineering and Carson City Fire Department prior to the issuance of any construction permits. If available fire flow is insufficient to meet IFC requirements, a different Type of construction must be used, or fire sprinklers added to the parking garage to decrease the required fire flow amount to be compatible with the available fire flow at the site.
17. A detailed staging plan shall be included as a part of the construction plans. The plan shall demonstrate that the staging will not compromise any access easements.

This decision was made on a vote of 5 ayes, 1 nays, 1 vacancy.



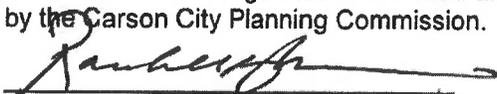
Hope Sullivan, AICP
Planning Manager

Emailed on: Wednesday, December 16, 2020

By: Shelby Damron

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.



OWNER/APPLICANT SIGNATURE

12/17/2020
DATE



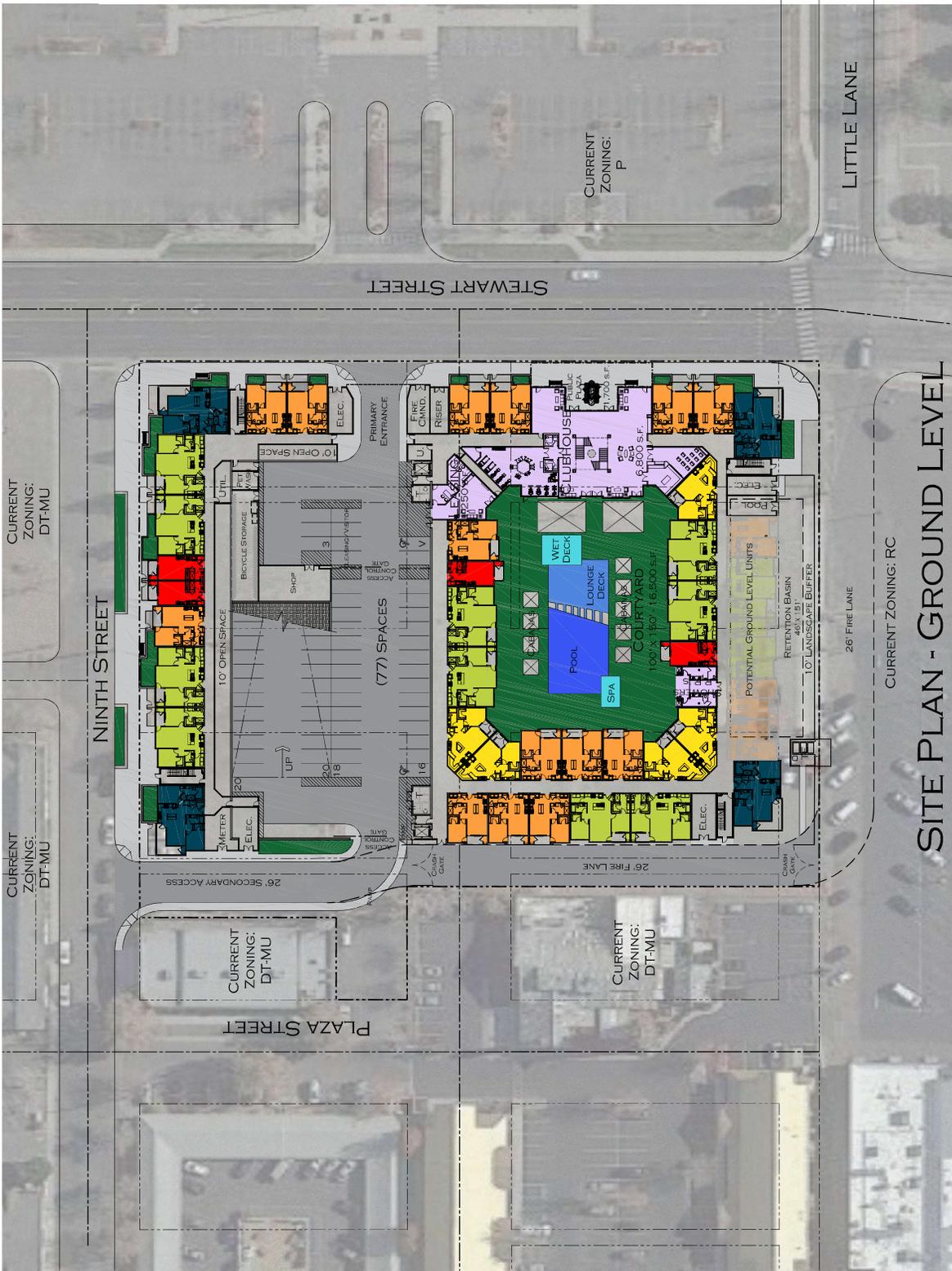
PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: lreseck@carson.org

Fax to: (775) 887-2278

Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701



SITE PLAN - GROUND LEVEL

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
 CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA



STUDIO 1 BED 1 BED
 S1 A1 A2
 20 UNITS 99 UNITS 37 UNITS
 500 S.F. 785 S.F. 811 S.F.



2 BED B1
 72 UNITS
 1,138 S.F.



2 BED B2
 20 UNITS
 1,146 S.F.

UNIT MATRIX

STUDIO	1-BDRM	2-BDRM	TOTALS		
S1	A1	A2	B1	B2	TOTALS
21	101	37	74	20	253
9%	55%	37%	100%		PERCENTAGE UNIT MIX

UNIT MATRIX - ALTERNATE

STUDIO	1-BDRM	2-BDRM	TOTALS		
S1	A1	A2	B1	B2	TOTALS
21	98	37	72	20	248
9%	54%	37%	100%		PERCENTAGE UNIT MIX

SITE INFORMATION

JURISDICTION: CARSON CITY, NEVADA
 ZONING: CURRENT: DOWNTOWN MIXED USE (DTMU)
 APN: PARCEL NO'S. 004-055-02 & 004-055-07
 LOT SIZE: 149,819 S.F. = 3.44 ACRES (APPROX. NET)

UNIT MIX

UNIT TYPE	# UNITS	# ALTERNATE
STUDIOS	21	21
1 BED	99	94
2 BED	94	92
TOTAL UNITS	253	248
DENSITY:	253 / 9.44	73.55 U/GA

PARKING REQUIREMENTS

PARKING REQUIRED:	159	159
2 BED / STUDIO	94	118
VISITOR	253	32
TOTAL REQUIRED:	309	
TOTAL PROVIDED (1.69 PER UNIT):	427	

H/C PARKING REQUIREMENTS
 H/C PARKING REQUIRED: 369 % = 7
 H/C PARKING PROVIDED: 7



SCALE: 1" = 30'
 NOVEMBER 05, 2020





LEVELS 3-5



LEVEL 2



NOVEMBER 05, 2020

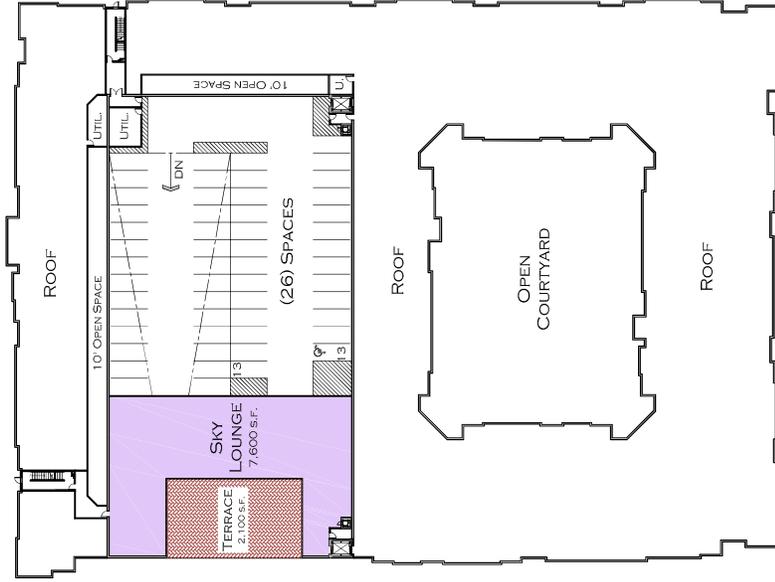
STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
 CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA



© Copyright 2020, PAZ Design Group - 450 Fremont St., Ste 233 - Las Vegas, NV
 This is a preliminary drawing and is not intended for construction. All dimensions and quantities are subject to change.

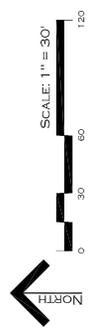




ROOF LEVEL

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
 CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

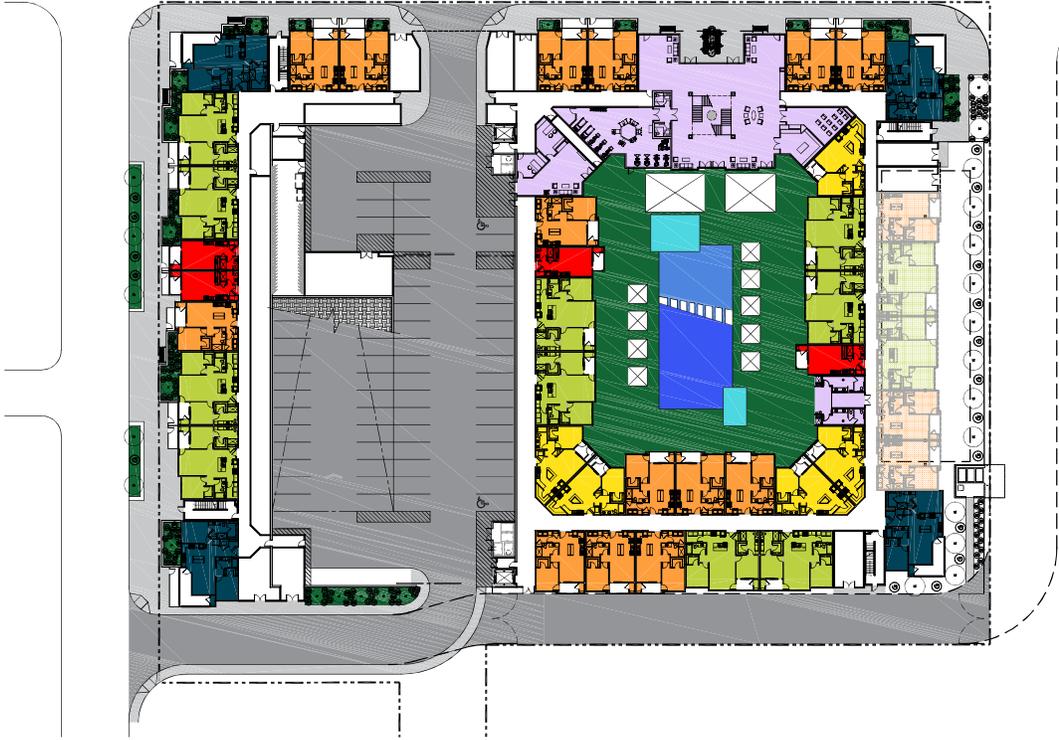


NOVEMBER 05, 2020



© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
 This document is the property of Periman Architects. It is to be used only for the project and location specified. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Periman Architects.





PLANTING LEGEND

- K** PINUS MONOPHYLLA
SINGLE-LEAF PINYON PINE
- P** SORBUS AMERICANA
MOUNTAIN ASH
- N** ACER PSEUDOPLATANUS
SYCAMORE MAPLE
- D** CRATAEGUS
HAWTHORN
- C** THYMUS SERPYLLUM
CREEPING THYME
- E** LONICERA PERICLYMENUM
HONEYSUCKLE
- G** EUONYMUS ALATUS
COLES COMPACT DWARF BURNING BUSH

LANDSCAPE PLAN

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
 CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA



NOVEMBER 05, 2020

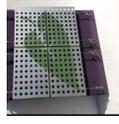


© Copyright 2020, PAZ Design Group - 450 Fremont St., Ste 233 - Las Vegas, NV
 This is a conceptual drawing and not a final plan. All dimensions and quantities are approximate and subject to change.





HARDIEPLANK
LAP SIDING -
SELECT
CEDAR MILL
HIGH
PERFORMANCE
GRAY



PAINTED
STEEL
PARKING
STRUCTURE
SCREEN



CULTURED
BRICK VENEER,
USED BRICK,
HIGH DESERT



CLOAK GRAY,
SW-6278,
STUCCO,
LIGHT SAND
TEXTURE



EXTRA WHITE,
SW-7006,
STUCCO,
LIGHT SAND
TEXTURE



DESTINY,
SW-6274,
STUCCO,
LIGHT SAND
TEXTURE



North Elevation



East Elevation



NOVEMBER 05, 2020

STEWART STREET APARTMENTS

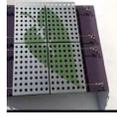
906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This document is the property of PAZ Design Group. It is to be used only for the project and location specified. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PAZ Design Group.





HARDIEPLANK
LAP SIDING -
SELECT
CEDARMILL
HIGH
PERFORMANCE
GRAY



PAINTED
STEEL
PARKING
STRUCTURE
SCREEN



CULTURED
BRICK VENEER,
USED BRICK,
HIGH DESERT



CLOAK GRAY,
SW-6278,
STUCCO,
LIGHT SAND
TEXTURE



EXTRA WHITE,
SW-7006,
STUCCO,
LIGHT SAND
TEXTURE



DESTINY,
SW-6274,
STUCCO,
LIGHT SAND
TEXTURE



South Elevation



West Elevation



STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This is a conceptual rendering of the proposed project. All materials, colors, and finishes are subject to change.

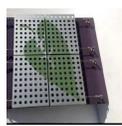




South Elevation - Alternate



HARDIEPLANK
LAP SIDING -
SELECT
CEDARMILL
HIGH
PERFORMANCE
GRAY



PAINTED
STEEL
PARKING
STRUCTURE
SCREEN



CULTURED
BRICK VENEER,
USED BRICK,
HIGH DESERT



CLOAK GRAY,
SW-6278,
STUCCO,
LIGHT SAND
TEXTURE



EXTRA WHITE,
SW-7006,
STUCCO,
LIGHT SAND
TEXTURE



DESTINY,
SW-6274,
STUCCO,
LIGHT SAND
TEXTURE



STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This document is the property of PAZ Design Group. It is to be used only for the project and location specified. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PAZ Design Group.





RENDERING - SOUTHEAST

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This rendering is for informational purposes only. It is not intended to be a contract. All rights reserved. No part of this rendering may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PAZ Design Group.



Pillar Income
ASSET MANAGEMENT

NOVEMBER 05, 2020





RENDERING - NORTHWEST

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This rendering is for informational purposes only. It is not intended to be a contract. All rights reserved.



NOVEMBER 05, 2020





RENDERING - SOUTHWEST

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This information was prepared by PAZ Design Group, Inc. and is for informational purposes only. It is not intended to constitute an offer of any financial product or service. All rights reserved.



NOVEMBER 05, 2020





RENDERING - NORTHEAST

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

© Copyright 2020, PAZ Design Group - 450 Fremont St, Ste 233 - Las Vegas, NV
This is a computer-generated rendering of a proposed project. It is not intended to be a contract or a representation of the actual project. The design and construction of the project are subject to change.



NOVEMBER 05, 2020

