

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022

FILE NO: LU-2022-0372

AGENDA ITEM: 6.A

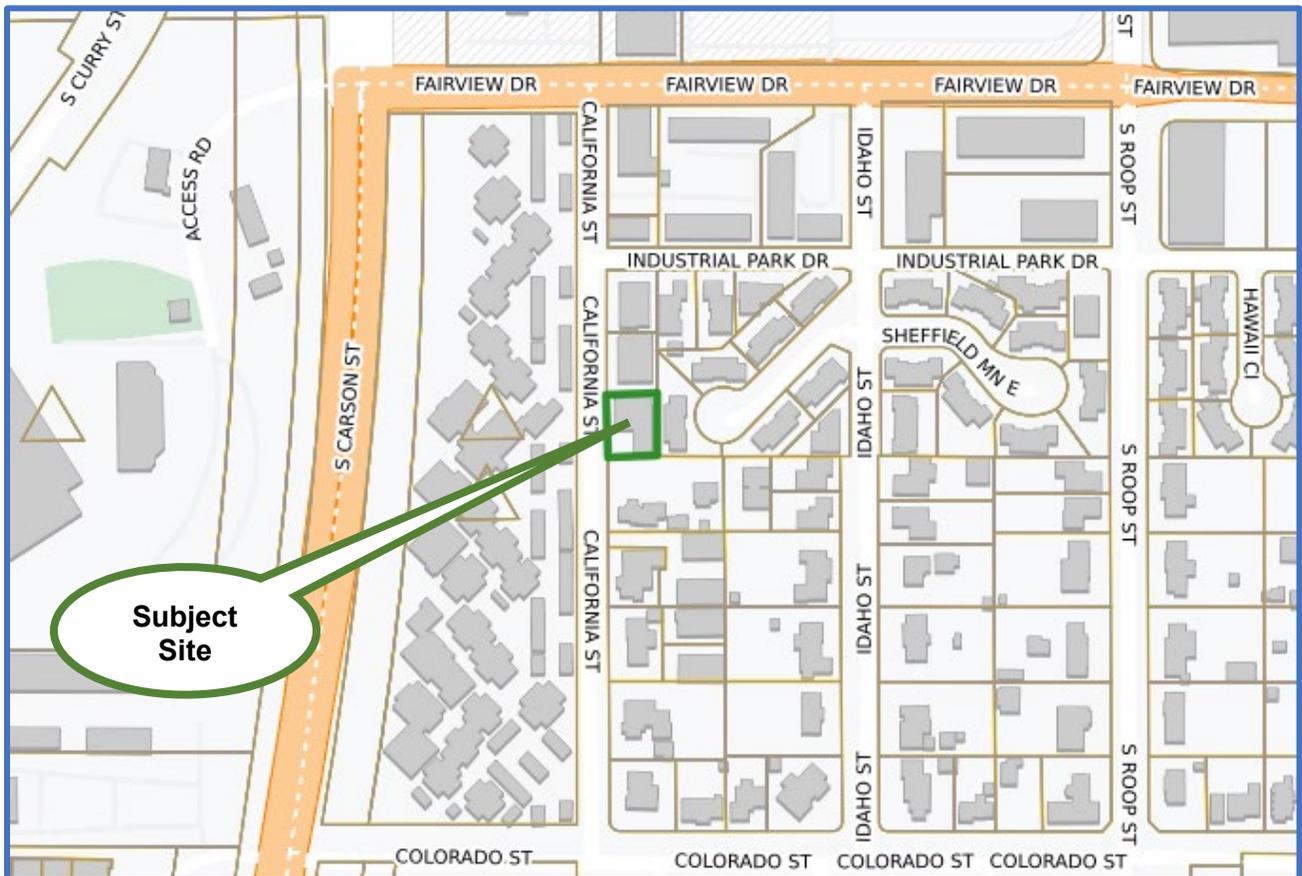
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Capstone Construction Services, LLC (“Applicant”) for a special use permit (“SUP”) to allow for the conversion of a non-residential building into a 3-unit multifamily residential development on property zoned Retail Commercial (“RC”) located at 2061 California Street, Assessor’s Parcel Number (“APN”) 009-085-07. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Applicant is proposing to convert an existing non-residential structure to 3 multifamily residential units on an ±8,171 square foot parcel. A SUP for a residential use within a non-residential zoning district is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve the special use permit LU-2022-0372 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. Construction shall commence within twelve (12) months of the date of this approval. A single, one (1) year extension may be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision 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. Prior to the issuance of the site improvement permit, the applicant shall provide an open space exhibit demonstrating, quantitatively and qualitatively, compliance with Section 1.18.6.
6. Prior to the issuance of a site improvement permit, the applicant shall have landscape and irrigation plans approved which include the installation of at least 1 tree and five shrubs.
7. Prior to the issuance of a site improvement permit, the applicant shall have plans approved which include a minimum of 4 code compliant onsite parking spaces.
8. Prior to the issuance of a site improvement permit, the applicant shall either have a plan approved demonstrating that tenant Waste Management receptacles will be stored within the building or that a trash enclosure will be constructed on the site. Tenant access to Waste Management receptacles shall not be limited.
9. Prior to the issuance of a site improvement or building permit for the project, the Applicant shall either a) demonstrate that easements and a private shared use agreement have been established to provide sewer service to the project, or b) if easements and a shared use agreement to serve the project cannot be obtained, the Applicant shall have plans approved for the extension of sewer infrastructure extending from the subject property to existing Industrial Park Drive via California Street. If public sewer service is provided, the Applicant shall abandon the private sewer lateral on the subject property in a manner that will not disrupt other users of the private sewer service. Prior to the issuance of the first certificate of occupancy, the Applicant shall demonstrate that this condition has been satisfied to the approval of the City Engineer

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”): 18.02.080 (Special Use Permits), 18.04.130 Retail Commercial (“RC”), and Carson City Design Standards (“CCDS”) Division 1.18 (Residential Development Standards in Non-Residential Districts)

MASTER PLAN DESIGNATION: Community / Regional Commercial

PRESENT ZONING: RC

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

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: MFA / duplex
- WEST: P / multifamily residential
- NORTH: RC / office/retail
- SOUTH: PC / mixed-use residential and non-residential

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X and X Shaded
- EARTHQUAKE FAULT: Greater than 500 feet
- FAULT ZONE: Zone 2 Moderate
- SLOPE/DRAINAGE: The site is generally flat and is developed.

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±8,171 square feet
- EXISTING DEVELOPMENT: nonresidential uses
- PROPOSED DEVELOPMENT: 3 apartment units
- PROPOSED PARKING: 6 total onsite spaces

DISCUSSION: The applicant is proposing to convert an existing multitenant commercial building to a total of 3 apartment units. Per CCMC 18.04.130, multi-family dwellings are a conditional use in the RC zoning district. Therefore, the use may only be established upon approval of a SUP by the Planning Commission. Additionally, the residential uses in a non-residential district must demonstrate compliance with CCDS 1.18. The applicant has requested a SUP to establish the use and the Planning Commission is authorized to approve the request.

PUBLIC COMMENTS: Public notices were mailed on September 15, 2022 to 35 property owners within 400 feet of the subject property. As of the writing of this report, no comments had been received related to the request. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 28, 2022, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) has no preference or objection to the special use request provided that the following conditions are met:

- Staff believes there is an existing shared use lateral along the eastern portion of the project site which flows through the two parcels to the north of the site to Industrial Park Drive. This request will result in an impact of this privately owned shared lateral, the proposed development must obtain a shared use maintenance agreement and provide a recorded easement for the shared private lateral. It is possible that the adjoining parties are unaware of this circumstance, or that adding additional residential units may impact its users. If a maintenance agreement and easement cannot be obtained, the Applicant will be required to extend sewer service from the project site along California Street to the existing main within Industrial Park Drive. The private sewer lateral would then need to be abandoned to the property line, without disrupting current use to the shared users.
- The project must meet all Carson City Development Standards and Standard Details including but not limited to those discussed in the Major Project Review (“MPR”) letter.

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering related Master Plan policies.

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

Development Engineering has no comment on this finding.

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

The project has a negligible impact on pedestrian and vehicular traffic. Per the Carson City Development standards, the driveway approaches on California Street must be removed and replaced to current City standards.

CCMC 18.02.080(5)(d) - Public Services

The project will have a minimal impact on sanitary sewer. The property is served by a sewer lateral which crosses private property. Per the recommended conditions of approval an easement must be provided or else the sewer main must be extended to serve the property.

The project will have a negligible impact on the capacity of City water mains. There is

sufficient flow and pressure to serve the project. The project will be required to meet CCDS including those referenced in the MPR letter for MPR-2021-0239.

The project has no impact on the City storm drain system.

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

Development Engineering 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 ft away with a slip rate of less than 0.2 mm/yr.

Federal Emergency Management Agency (“FEMA”) flood zones: The FEMA flood zone is Zone X and Shaded X. These FEMA flood zone designations do not require any mitigation.

Site slope: The subject site is level and fully developed.

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

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Carson City Fire Department

1. The proposed project shall comply with the 2018 International Fire Code and Northern Nevada Fire Code Amendments.

SPECIAL USE PERMIT FINDINGS: Staff’s recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

Guiding Principal 9 promotes neighborhood diversity with a mix of housing options which include options that meet varying functional and financial needs.

Goal 1.2 of the Master Plan discusses promoting infill and redevelopment in targeted areas. It encourages mixed-use development as a redevelopment strategy along the City’s major gateway corridors.

The project is located within Redevelopment Area 2. The proposed multifamily development is located within a developed neighborhood with a mix of residential and commercial uses. The project will help to address housing needs within the community in an area with available services.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

This use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties and is compatible with the surrounding neighborhood. It is not anticipated that the project will generate objectionable noises, fumes, odors, dust, glare, or activities. Staff finds the site is more appropriate for residential development than non-residential development due to the development of surrounding properties. The property backs up to residential duplexes and there is a mixture of residential and non-residential uses along California Street.

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

The project will have a negligible impact on the road network and will not generate a large amount of pedestrian traffic. Driveway approaches and internal vehicular circulation does not meet current standards. As part of this project, the applicant will be required to reconstruct the driveway approach to City standards. Since the project is located within the Redevelopment Area 2, additional parking requirements for a change of use may be modified per CCDS 2.3.

It is recommended that the applicant provide a parking plan with the site improvement plans which meet parking lot design requirements. The applicant will be required to provide a minimum of 4 on-site parking spaces and there is on-street parking along California Street. With the inclusion of recommended conditions of approval, the project will improve vehicular and 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.

Sanitary Sewer: The property is served by a sewer lateral which crosses private property. Per the recommended conditions of approval, an easement must be provided or else the public sewer main must be extended to serve the property.

Water: The project has a negligible impact on the capacity of City water mains. There is sufficient flow and pressure to serve the project. The project will be required to meet Carson City Development Standards.

Storm Drain: The project has no impact on the City storm drain system.

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.

Multifamily residential development is a conditional use in accordance with CCMC 18.04.130 RC conditional uses and requires a SUP. As proposed and with the

recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the RC zoning district.

Residential uses proposed in non-residential zoning districts are subject to specific criteria outlined in CCDS Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The proposed multifamily use is a conditional use allowed with the approval of a SUP in the Retail Commercial (“RC”) zoning district.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.

The applicant is proposing 3 units on a ±8,172 square foot parcel. The applicant has demonstrated compliance with the maximum height of the buildings. While current standards would require a 20 foot setback from the east property line since the project is adjacent to a residentially zoned property. The building was constructed following the approval of a setback variance issued in 1983. The current building is considered in compliance and there are no new structures proposed with the project.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The maximum building height in the RC zone is 45 feet, unless otherwise approved by SUP. The existing structure is a mix of single and two-stories. All portions of the project comply with the maximum height limit of 45 feet tall.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

a. In the RC zoning districts, a minimum setback is required adjacent to a residential zoning district. A 6 foot wide landscape buffer is required along the other street frontages.

If this project were a new development, the required rear yard setback would be 20 feet and a six-foot-wide landscape buffer would be required along the street frontage. The site is fully developed following the approval of a variance to setbacks

granted in 1983 and there is no existing landscaping on the site. Since the proposal does not include a building addition, added landscape area is not required except as it relates to the required common area associated with a multifamily development within a commercial zone.

b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

California Street is not classified as an arterial roadway.

5. Required parking. Two spaces per dwelling unit, plus guest parking when on-street parking is not available based on the Development Standards Division 2, Parking and Loading.

Per Division 2, two parking spaces are required for each dwelling unit plus guest parking at a rate of 1 space for every 2 units. CCDS Division 2 provides for an alternative to the parking standards for properties within the Redevelopment Areas. This project is located within Redevelopment Area 2. The standards note that when the use of a building is converted to a different use, on-street parking may be counted toward the total number of required spaces as long as the total amount of on-street parking does not exceed 50% of the requirement, and is subject to Commission approval.

A 3-unit multifamily development requires 6 spaces for residents and an additional 1.5 spaces for guest parking, this results in a requirement for a total of 7.5 on-site parking spaces. Utilizing the Redevelopment Area parking rate, the project would require 4 onsite parking spaces and the remaining spaces can be located on-street. A condition is recommended to require a minimum of 4 parking spaces on the site.

It should be noted that CCDS Division 2, Section 2.1.16 requires snow storage for development projects. Snow storage must not be located within required parking areas or where living landscaping is located. The applicant will be required to identify snow storage and a parking plan that meets code standards for ingress/egress and parking with the site improvement or building permit.

6. Open Space.

a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.

b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

The revised site plan identifies approximately 450 square feet of common area located in the northwest portion of the property. However, there is adequate additional space to accommodate the required 750 square feet of common area based on previous iterations of the site plan submitted to staff. To ensure the open space requirements will be met at the time of permit, a detailed exhibit demonstrating compliance with these standards will be required prior to the issuance of construction permits.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

There is no landscaping currently at the site. Since no building expansion is proposed, CCDS Division 3 does not require the addition of landscape area associated with this project. However, the applicant will be required to provide landscape area in association with the common area for resident use. The site plan shows the addition of 2 trees and 5 shrubs within a new turf area with a table. This addition will satisfy requirements.

8. SUP review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the SUP in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

a. The development is not situated on a primary commercial arterial street frontage.

The subject property is not situated on a commercial arterial street. Therefore, staff finds that this finding can be met.

b. The development is integrated into a mixed-use development that includes commercial development.

While the application proposes a residential use, the immediate surrounding neighborhood consists of a mix of uses within walking distance of the subject site, therefore this finding can be met.

c. The applicant has provided evidence that the site is not a viable location for commercial uses.

d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience, and welfare. The use serves as a transition between a residential neighborhood to the east and nearby higher density and commercial uses located along California Street.

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

The proposed project will not result in material damage to other property in the vicinity. Conditions are recommended to ensure that the proposed development will not result in material damage to other property in the vicinity.

Attachments:

Application LU-2022-0372

Capstone Construction Services LLC

P.o. Box 3351 Stateline, NV 89449 NV Lic #60000

CL (775) 721-9537 ccshomesllc@gmail.com

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

In Response to:
Major Project Review: MPR-2021-0239

Site Information:

Address: 2061 California St.
APN: 009-085-07
Parcel Size: 0.19 acres
Master Plan Designation: Community / Regional Commercial
Zoning: Retail Commercial (RC)

1. Submitted plans showed 7 parking spaces under:

Division 2.3 General Parking Requirements

10. Except as otherwise provided in subsection 11, if an existing building that is located within a residential office, general office or redevelopment district is converted to a use requiring more parking spaces than the existing use, on-street curb parking may be counted towards the total number of required parking spaces if:

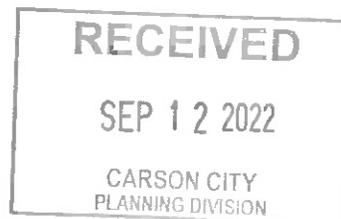
- (a) Adequate off-street parking space is not available or the Commission determines that strict compliance with the new parking space requirements as a result of the conversion would adversely affect the character of the neighborhood;
- (b) Not less than fifty (50) percent of the required number of parking spaces will be provided off-street;
- (c) The number of curb parking [space] spaces adjacent to the exterior boundaries of the property is limited to not more than fifty (50) percent of the total number of authorized on-street parking;
- (d) On-street parking is not deducted from the total number of required off-street parking spaces for car, truck or trailer rental agencies or property zoned for an air industrial park use district; and
- (e) Allowable on-street parking is not located upon any street or roadway that is designated as an arterial street or roadway in the master plan.

Also noted

Division 2.3 General Parking Requirements

5. (b)

A planned unit development that:



1. Provides a tandem parking space on each individual lot for the exclusive use of the lot;
2. Uses a minimum dimension of ten (10) feet wide by twenty (20) feet in length for each tandem parking space which is used, excluding the width of any adjoining sidewalk;
3. Provides an enclosed, covered structure for at least one (1) of the two (2) spaces of each tandem parking space; and
4. Uses a minimum depth of twenty (20) feet for each driveway, excluding the width of any adjoining sidewalk;

Thus providing tandem parking for the garage and parking space in front; the project has provided 8 parking spots.

Landscaping is noted on plans. Project is proposing a zero scape methodology. The current ordinances are up to 21 years old. New technology and current climate change has moved society to build greener. The proposed plans would help the current drought situation immensely.

Under Division 3.2 - Applicability.

These landscape standards shall apply to new construction of the following projects:

Multi-family Residential with 3 or more units;

Institutional Uses;

Office Uses;

Commercial Uses;

Industrial Uses;

Public Uses.

The director may approve variations to the standards set out in this division if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of the landscape standards

Proposed project is not new construction. It is utilizing and existing building to convert use; thus the “applicably” does not apply. Formally request the director to evaluate the current situation and proposed project to approve variations to the standards.

Propose to use artificial turf (plastic grass) to conserve water by eliminating the need for water for irrigation and prevent water wasting.

As per Division 3.6.

The following standards for the use of turf in landscaping are intended to conserve water by minimizing the need for water for irrigation and minimizing irrigation water wasting.

3.6.1 Turf areas shall not constitute more than the percentage of the total landscape area as established by the table below unless approved by special use permit.

Table - Permitted percentage of turf area. Turf area is shown as a percentage of the total landscaped area:

EXPAND

Development Area	Permitted Turf Area
Less than 5 acres (ac.)	50%
5 ac. to less than 10 ac.	40%
10 ac. to less than 15 ac.	30%
15 ac. or larger	25%

3.6.2

Turf shall not be used on slopes greater than 4:1 or in areas less than 8 feet in width or length.

3.6.3

Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum 3-foot wide landscape buffer area must be provided between any turf areas and the hardscape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials.

The back yard is asphalt with a power pole. Removing the asphalt would compromise the land for electrical equipment to access said pole. Proposing artificial turf on top of asphalt would still maintain adequate access for equipment while still fulfilling the landscaping requirements.

3.8 - Groundcover (including shrubs).

3.8.1

Groundcover shall be used to prevent erosion, inhibit weed growth, and present an aesthetically pleasing appearance when mature. Groundcover may include living plants such as turf, shrubs, vines, meadow grasses, flowers or other living covers. Ground cover and shrubs shall be incorporated into all landscape plans in a balanced manner.

3.8.2

Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials may be used as groundcover, and shall be distributed throughout the site. All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area. An attractive mix of organic and non-organic materials is encouraged. Products which appear to be dirt shall not be used.

Asphalt is allowed as ground cover

Common areas can be used with table and chairs to encourage a social environment.

Project complies with common space square footage requirements.

The project meets two of the four supplemental findings under Division 1.18.8

- (a) The development is not situated on a primary commercial arterial street frontage.

California Street is next to and surrounded by multifamily properties on 3 of the 4 sides of the lot

- (b) The applicant has provided evidence that the site is not a viable location for commercial uses.

Carson City has added a street divider on Fairview as to west bound traffic can not turn left on to California street making said project location difficult access for a business. Next door commercial building has a high turn-over rate proving California St. is not a viable business location.

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

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

*Due after application is deemed complete by staff

FILE #

APPLICANT: Capstone Const Services 775 7219537
 PHONE #

MAILING ADDRESS, CITY, STATE, ZIP: CCS Homes llc@gmail.com

EMAIL ADDRESS: Capstone Const Services 775 7219537

PROPERTY OWNER: Capstone Construction Services 775 7219537
 PHONE #

MAILING ADDRESS, CITY, STATE, ZIP: Box 3351 Stateline NV 89449

EMAIL ADDRESS: CCS homes llc@gmail.com

APPLICANT AGENT/REPRESENTATIVE: [Blank]
 PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Planning Commission application submittal schedule.

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

Project's Assessor Parcel Number(s): 009-085-07	Street Address 2061 California St
Project's Master Plan Designation	Project's Current Zoning: RC
	Nearest Major Cross Street(s): Fairview

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

Convert existing building to a Residential Triplex

PROPERTY OWNER'S AFFIDAVIT

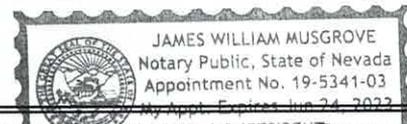
I, Capstone Const, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: Capstone Const Address: Box 3351 Stateline NV 89449 Date: 7/18/22

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

STATE OF NEVADA
 COUNTY Carson City
 On July 18, 2022, Adam Paul Huxley, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: [Signature]



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.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

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)?

Capstone Construction Services LLC

**P.o. Box 3351 Stateline, NV 89449 NV Lic #60000
CL (775) 721-9537 ccs homesllc@gmail.com**

Project proposes to utilize the existing structure to convert it to a triplex in order to help with Carson City's master plan of encouraging infill and redevelopment that blends seamlessly with established areas of the City

FINDINGS

1. Will be consistent with the objectives of the Master Plan elements.
Yes the objectives will support the Master Plan elements contained within the Master Plan Policy Checklist addresses the following:

Chapter 3: A balanced land use pattern.

The surrounding buildings on 3 of the 4 sides of the project are currently multi-family use and this project will conform with the surrounding area land use.

The project proposes to use sustainable building materials and new techniques to promote water and energy conservation by utilizing zero-scape practices and installing roof solar shingles.

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. The west side of the property (across the street) are the South Gate apartments which are utilizing entire length of California St. with 100 units. The south properties are multifamily dwellings. The East properties are multifamily dwellings. The north property is commercial which has had a high turn over rate.
 - B. The proposed project increases the value and quality of live of the surrounding multifamily structures with increasing the visual appeal to the surrounding buildings.
 - C. The proposal would be avoiding future businesses moving into the neighborhood creating unwanted noise, dust, odors, vibrations, increased traffic, etc. to an area with an existing majority family atmosphere.
 - D. The outdoor lighting will partially be for ascetic purposes to highlight the rock façade of the structure. They will also double as lighting walkways from the parking area to the front doors of the apartments. The lights will be LED soft white color that is down cast and incorporated into existing overhangs at approximately 9' high as to be shielded from adjoining properties.
 - E. The existing landscaping is mostly AC for easement and parking areas. The proposed project would be utilizing the private areas with turf to provide an inviting backyard for the tenants with conserving water consumption with the zero-scape proposal.
 - F. Carson City is in need of additional housing in the growing area. This proposal helps with providing a place to live near downtown which is a 10 minute walk. It also helps support the existing bus transit program with the bus stop being on the corner of the property.
3. Will have little or no detrimental effect on vehicular or pedestrian traffic.
The foot traffic and vehicular traffic is minimal with a proposed triplex. The alternative would be another business(s) moving into the area which would increase the foot and vehicular exponentially.

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. It is possible the project would add to the student population depending on the tenants that would like to move into the area. The proposed triplex would not overburden the school district.
- B. The project would not affect the police and fire department. The current location is within the police district and already patrols the area. The proposed fire sprinkler system would help in the involvement of needing any services from the fire department.
- C. The current water supply is an 1 1/4" line that is in good condition. There is a fire hydrant on the corner of the property where a recent water flow test has been conducted and is adequate for the project.
- D. The project is already covered with paving and the proposal incorporates gutters from the roof to drain into drywells.
- E. The existing 6" sewer line has been evaluated and deemed in good condition and will accommodate said project.
- F. There are no road improvements needed. The project is utilizing the existing building.
- G. See enclosed for sewer evaluation and flow test from the fire department.

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:

The project is zoned for Retail Commercial (RC). CCMC 18.04.130 - Retail commercial (RC). Lists the acceptable uses for said zoning. Multi-Family Dwelling is on the list.

6. Will not be detrimental to the public health, safety, convenience and welfare.
The project benefits the general public by adding to the family neighborhood atmosphere.
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
The project mirrors other properties in the vicinity and would not cause material damage or prejudice to other properties in the area.



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

August 18, 2021

Capstone Construction Service, LLC
PO Box 3351
Stateline, NV 89449
Email: ccshomesllc@gmail.com

Major Project Review: MPR-2021-0239

Project Description: Proposed conversion of an existing mixed-use building into a multi-family triplex.

Review Date: July 20, 2021

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed project described above. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Permit Center, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 2061 California Street
APN: 009-085-07
Parcel Size: 0.19 acres
Master Plan Designation: Community / Regional Commercial
Zoning: Retail Commercial (RC)

PLANNING DIVISION

Contact Heather Ferris, Planning Manager

1. Permitted Use - [CCMC 18.04.130](#)

Multifamily dwellings are a conditional use in the Retail Commercial zoning district. Therefore, the use may only establish upon issuance of a Special Use Permit.

2. Setbacks [CCMC 18.04.195](#) (Non-Residential) and [CCDS Division 1.18](#)

The subject property is adjacent to residential zoned parcels to the east. Due to a variance issued in 1983, the building is conforming. There is no change proposed to the existing building footprint.

3. Height - [CCMC 18.04.195](#) (Non-Residential)

The maximum building height for the Retail Commercial zoning district is 45 feet.

4. Signs - Carson City Development Standards, [Division 4.7.2 Multi-family Residential Uses](#)

All signs must be consistent with Division 4.7.2 of the Development Standards.

5. Landscaping - Carson City Development Standards, [Division 3](#)

A conceptual landscaping plan must be submitted with the Special Use Permit application. A full detailed landscape and irrigation plan will be required with the submittal of the building permit application. Landscaping must be consistent with Division 3 of the Development Standards.

6. Parking and Loading – Carson City Development Standards, [Division 2](#)

The parking standard is 2 spaces per unit. An additional 1 space per 2 units for guest spaces is also required, if on-street parking is prohibited. All provisions of Division 2 of the Development Standards must be met. Using this ratio, a minimum of 6 on-site spaces must be provided. Currently, there is a total of 5 on-site spaces provided, including the garage space. The Special Use Permit application must demonstrate compliance with the parking standard, including 6 on-site spaces. As proposed, each unit will have a 2-car garage and 10 on-site guest parking spaces are provided. If on-street parking is allowed, on-site guest spaces are not required (see [Division 2.2](#) of the Development Standards).

7. Architectural Design - Carson City Development Standards, Division 1

Proposed modifications to the existing structures must meet the architectural standards outlined in the Development Standards, [Division 1.1](#). The elevations must be provided for review and approval with the Special Use Permit application.

8. Lighting - Carson City Development Standards, Division 1

Lighting must meet the standards outlined in [Development Standards 1.3](#).

9. Roof-Mounted Equipment - Carson City Development Standards, Division 1

Roof mounted equipment must meet the standards outlined in Carson City [Development Standards 1.1.7](#).

10. Trash Storage - Carson City Development Standards, Division 1

Trash storage must meet the standards outlined in Carson City [Development Standards 1.2.6](#). Currently your trash enclosure is located on the north side of the building and you are showing 3 individual receptacles. Please address how you plan to deal with trash management if the trash truck is not able to

11. Residential Development in a Non-Residential Zoning District: - CCMC Development Standards [Division 1.18](#)

The project must meet the standards outlined in Carson City Development Standards 1.18. Please be sure to provide an open space exhibit which demonstrates compliance with the requirements of Division 1.18.6 at the time you submit your application for a Special Use Permit. Additionally, you will need to address how two of the four supplemental findings are met as outlined in Division 1.18.8.

12. Growth Management - [CCMC 18.12](#)

Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.

BUILDING DIVISION

Contact Corey Coleman, Chief Building Official

13. Design to the 2018 Code series and Northern Nevada Amendments (Building and Fire)

14. Provide submittal digitally to the Carson City Building Department at permitcenter.carson.org.

ENGINEERING AND UTILITIES

Contact Stephen Pottey, Development Engineering

Transportation:

15. On-street parking is currently allowed at this location.

16. Please install and/or remove and replace the driveway approaches on California to be ADA compliant. Driveways shall be constructed in accordance with Carson City Standard Details and CCDS 12.12.

Water:

17. The existing water main is 6-inch steel on the west side of the property.
18. If new fire sprinklers or fire hydrants are required, a wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact the Michael Friend at (775) 283-7713 or mfriender@carson.org to schedule a fire hydrant flow test.
19. A reduced pressure principle assembly backflow preventer will be required for the domestic water line. The fire line, if required, must have a double check valve backflow preventer if it is Class 1-3, or a reduced pressure principle assembly if it is Class 4-6. These backflow preventers must be above ground in a hot box and must be located as close to the property line as possible. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
20. Due to minimal water information provided in the MPR application, additional requirements may apply.

Sewer:

21. The existing sewer main is 6-inch concrete on the east side of the property. This sewer main appears to be going through 2118 Idaho St (00909108) however is an existing structure at the property connected to that main. The capacity of the main is unknown. The closest sewer main that is in the right of way is approximately 450 feet away on the corner of California St and Industrial Park Dr.
22. The project must provide an analysis showing where the existing sewer lateral is located, the lateral material, the estimated slope, and showing that the lateral has sufficient capacity to serve the triplex.
23. In the event that repair or replacement needs to be made on the sewer lateral, proper documentation must be provided to show a legal right to access and maintain this utility (utility easement).

Storm Drainage and Flooding:

24. The FEMA flood zone is Zone X (unshaded) so no special flood mitigation is required.
25. Recently, Carson City has adopted changes to the detention design storm requirements from a 5-year, 24-hour event to a 10-year 24-hour event

and includes Low Impact Development (LID) design requirements. The drainage manual is available here:

<https://www.carson.org/home/showpublisheddocument/76010/63760581652167000>
0

*This is a Staff Report - NOT a manual
of purchasing software, hardware
& services*

General Comments:

26. Water and sewer connection fees must be paid. If these fees were paid in the past, then the difference between the old and new amounts of water/sewer usages must be paid for. Please see CCMC 12.01.030 for the water connection fee schedule and 12.03.020 for the sewer connection fee schedule.
27. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility, and erosion control plans as well as standard details.
28. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
29. Addresses for units will be provided during the building permit review process.
30. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
31. Any work performed in the street right of way will require a traffic control plan and a timeline type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
32. Please show any easements on the construction drawings.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Casey Drews, Fire Inspector

33. Fire sprinklers are required for apartment buildings as a deferred submittal.
34. Fire alarms are required for apartment buildings as a deferred submittal.
35. Knox boxes are required for sprinklered buildings.
36. The fire department connection must be within 100 feet of a fire hydrant.

ENVIRONMENTAL CONTROL

Jen Churchward, Environmental Control Officer

37. If the project will disturb greater than 160 square surface feet, an asbestos assessment is required on all applicable materials being demolished, per CCMC 12.12.065 and 40 CFR Part 61.
38. After receiving results back from the asbestos assessment, complete Carson City's Acknowledgement of Asbestos Assessment Form. Submit a copy of this form along with a copy of the asbestos assessment at the Carson City Building Department, per CCMC 12.12.065.
39. An EPA 10-Day Notification may be required, dependent on the results of the asbestos assessment (if analytical results from asbestos assessment indicate a result of friable asbestos greater than 1%). If demolishing load bearing walls or an entire structure, an EPA 10-day Notification is mandatory. If a 10-Day Notification is required, please submit a copy of this document at the Carson City Building Department, along with proof that the notification was sent to EPA Region IX, per CCMC 12.12.065.
40. Please note: if any asbestos containing material is to be taken to the Carson City Landfill for disposal, an Industrial Waste Manifest must first be obtained from the ECA Department before this material will be allowed to enter the landfill, per CCMC 12.12.050.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Federal Code, Nevada State Law, Carson City Municipal Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

Conclusion

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

When applying for a special use permit in relation to the proposed project in addition to the required plans, please submit the following:

- Copy of this MPR letter packet.
- Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation.
- Exterior color palette and elevations.
- Open space details.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Heather Ferris, Associate Planner
(775) 283-7080
Email: hferris@carson.org

Engineering Division –

Stephen Pottey, Development Engineering
(775) 283-7079
Email: spottey@carson.org

Building Division –

Corey Coleman, Chief Building Official
(775) 283-7052
Email: ccoleman@carson.org

Fire Prevention –

Casey Drews, Fire Inspector
(775) 283-7160
Email: cadrews@carson.org

Environmental Control-

Jen Churchward, Environmental Control Officer
(775)283-7409
Email: jchurchward@carson.org

Sincerely,
Community Development Department, Planning Division



Heather Ferris
Planning Manager

Capstone Construction Services LLC

**P.o. Box 3351 Stateline, NV 89449 NV Lic #60000
CL (775) 721-9537 ccshomesllc@gmail.com**

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

In Response to:
Major Project Review: MPR-2021-0239

Site Information:

Address: 2061 California St.
APN: 009-085-07
Parcel Size: 0.19 acres
Master Plan Designation: Community / Regional Commercial
Zoning: Retail Commercial (RC)

Planning Division:

1. Established: that proposed multifamily dwellings are allowed with a Special Use Permit
2. Established: building setbacks are conforming
3. Building is within height requirements
4. Existing signs will be removed.
5. Landscaping is noted on plans. Under Division 3.2 The director may approve variations to the standards set out in this division if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of the landscape standards

Propose to use turf to conserve water by minimizing the need for water for irrigation and minimizing irrigation water wasting. As per Division 3.6.

6. Submitted plans showed 7 parking spaces under:
Division 2.3 General Parking Requirements

10.Except as otherwise provided in subsection 11, if an existing building that is located within a residential office, general office or redevelopment district is converted to a use requiring more parking spaces than the existing use, on-street curb parking may be counted towards the total number of required parking spaces if:

- (a) Adequate off-street parking space is not available or the Commission determines that strict compliance with the new parking space requirements as a result of the conversion would adversely affect the character of the neighborhood;
- (b) Not less than fifty (50) percent of the required number of parking spaces will be provided off-street;
- (c) The number of curb parking [space] spaces adjacent to the exterior boundaries of the property is limited to not more than fifty (50) percent of the total number of authorized on-street parking;
- (d) On-street parking is not deducted from the total number of required off-street parking spaces for car, truck or trailer rental agencies or property zoned for an air industrial park use district; and
- (e) Allowable on-street parking is not located upon any street or roadway that is designated as an arterial street or roadway in the master plan.

7. Proposed Architectural Design meets development standards. See proposed elevations for updated modern look.
8. Lighting has been updated to comply
9. Roof-Mounted equipment does not apply because there are non proposed.
10. Trash Storage is utilized with green trash bins provided by the waste management company where each tenant will move to the curb for trash pick up weekly. This system is used on the whole city block. Please see enclosed picture.
11. Project complies with common space square footage requirements. The project meets two of the four supplemental findings under Division 1.18.8
 - (a) The development is not situated on a primary commercial arterial street frontage. (California Street is next to and surrounded by multifamily properties on 3 of the 4 sides of the lot)
 - (b) The applicant has provided evidence that the site is not a viable location for commercial uses. (Carson City has added a street divider on Fairview as to west bound traffic can not turn left on to California street making said project location difficult to get to for a business. Next door commercial building has a high turn-over rate proving California St. is not a viable business location.)
12. Growth Management- This project meets Carson City's Master Plan to increase the density in the downtown corridor.
13. Plans updated to 2018 Building Code
14. Will submit a digital copy of proposal
15. On-street parking is allowed at this location and is part of the required parking for this project.
16. Driveway approach is ramped to the sidewalk for ADA to use.
17. Water main is in front of building on west side.
18. Flow test was performed by the fire dept. on the hydrant located at the south west corner of property. See attached for results.
19. Reduced pressure assembly backflow preventer will be installed
20. Building is supplied with 1 1/4" water pipe
21. Sewer exits property on east side in back of the building.
22. Analysis was performed. See attached report.
23. Sewer found to be in good condition and does not need repair or replacement.
24. No special flood mitigation is required.
25. Gutters are to be installed to divert water from roof.
26. Existing sewer connection has been paid in the past
27. Engineering has been included in submittal for window headers for egress.
28. Work will comply with Carson City Development Standards (CCDS).
29. Lettered Address designations requested. Past Units have been A,B etc.
30. No work to be done in the street right of way
31. No work to be done in the street right of way
32. Added map from Carson City for easements.

33. Fire sprinklers will be installed.
34. Fire alarms will be installed
35. A Knox box will be installed
36. Fire dept. connection will be within 100' of the fire hydrant located on the corner of the property.
37. Request asbestos test not be required due to the fact the building was built in 1982 and asbestos was outlawed in 1978.
38. Request asbestos test not be required due to the fact the building was built in 1982 and asbestos was outlawed in 1978.
39. Request asbestos test not be required due to the fact the building was built in 1982 and asbestos was outlawed in 1978 Any asbestos material will be disposed of accordingly
40. Request asbestos test not be required due to the fact the building was built in 1982 and asbestos was outlawed in 1978

Fire Flow Test Data Sheet

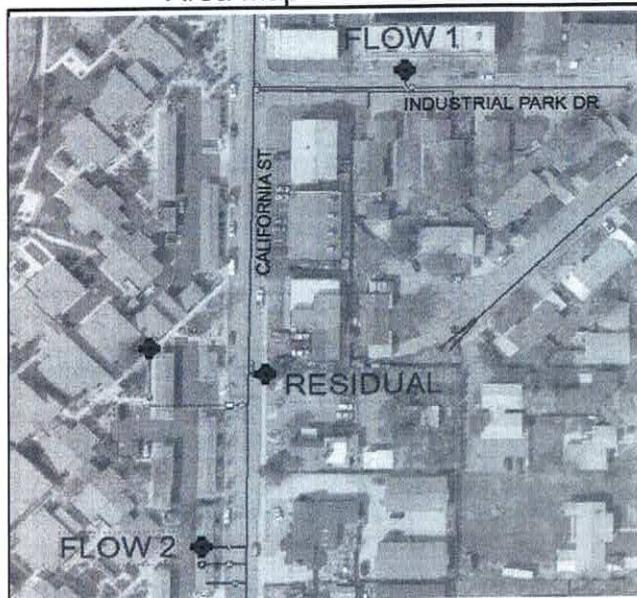


Location of Test (Street and Cross Street): California and Colorado
 Address Nearest Residual Hydrant: 2061 California St
 Test Date: 11/16/2021 Test Time: 8:54
 Testing Personnel: Jarad, Scott, Corey
 Pressure Zone: 4880 Main Size: 6-inch
 Comments: _____

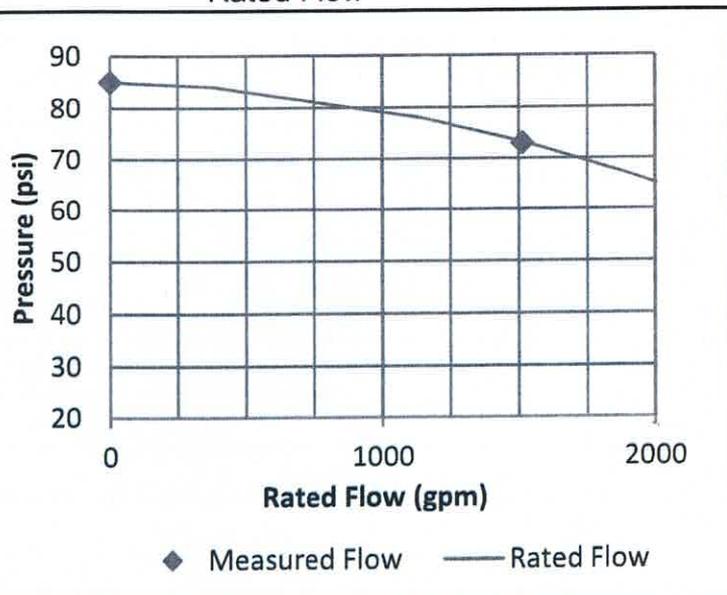
Test Results:

Residual Hydrant		Flow Hydrant(s)						
Static:	85 psi		Hydrant Tester	Pitot Pressure (psi)	Discharge Diameter (in)	Outlet Coeff. (c)	Pitot Flow (gpm)	
Residual:	73 psi							
Pressure Drop:	12 psi	Flow 1	HM1	23	2	1.307	748	
	14 %	Flow 2	HM2	24	2	1.307	764	
		Flow 3						
							Total	1512

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation) 20 psi
Rated Capacity at 20 psi residual pressure. 3,800 gpm

Based on NFPA 291 - 2019 Edition and APWA Manual 17 - Fourth Edition
 Pursuant to NFPA 291, fire flow test data over five years old should not be used.

Hydrant OBJECTID: 1886
 Data Sheet File Name: California-Colorado2.pdf



ccs homes llc <ccshomesllc@gmail.com>

Invoice from Dukes Plumbing Heating & Air Inc.

1 message

Dukes Plumbing Heating & Air Inc <DukesPlumbingHeatingAirInc@mhhelp.co>
Reply-To: Dukes Plumbing Heating & Air Inc <dukesplumbing@me.com>
To: ccshomesllc@gmail.com

Fri, Dec 10, 2021 at 9:18 AM

Dukes Plumbing Heating & Air Inc. sent you an Invoice.

To:
C.C.S. Homes
2061 California St
Carson City, NV 89701-5391

From:
Dukes Plumbing Heating & Air Inc.
1424 Industrial Way, A-1
Gardnerville, Nevada 89410

Description of work:

Total Due:

\$400.00

Qty	Name	Description
1	Video Inspection Camera	Performed visual inspection of main sewer line using sewer camera out to approx 150 feet. Found that 6" main line was in very good condition and had no signs of any breaks or compromises in pipe. All joints and fittings seen in the line were in good shape. In addition, the entire line that was inspected has proper slope throughout with no "bellies" or flat spots to allow waste to build up.

All invoice details can be found in the attached PDF.

Questions or concerns?
Call us at or reply to this email.





STRUCTURAL CALCULATIONS FOR THE CALIFORNIA ST CMU WALL PERFORATION

2016 CALIFORNIA ST
CARSON CITY NEVADA

APN: 009-085-07
CARSON CITY
NEVADA

Issue Date:
6-29-2016

Submittal:
Building Permit



PO Box 2651
Truckee, CA 96160
info@LinchpinSE.com
530.563.6341
www.LinchpinSE.com

Linchpin Project No. 1581



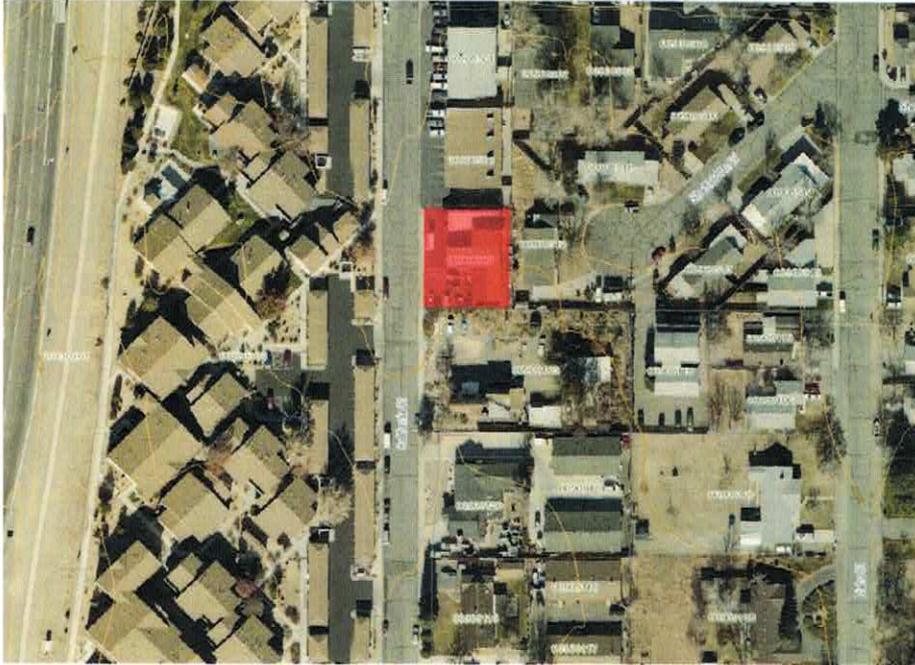
29-Jun-16

PO Box 2651
Truckee, CA 96160
530.563.6341
info@linchpinse.com
www.linchpinse.com



Linchpin Project
Engineer: I
NEV/

PROJECT LOCATION AND ELEVATION:



Project description: The existing structural will have a change of usage into a residential building. the existing building is wood framed with CMU walls at the lower level. New perforations (windows) will be added to the north walls. these openings are small in comparison to the amount of wall remaining and do not trigger a lateral analysis and code upgrade. The loading is insignificant on these walls please see standard detail provided with a steel lintel to support the new openings.

PO Box 2651
 Truckee, CA 96160
 530.563.6341
 info@linchpinse.com
 www.linchpinse.com



Linchpin Project
 Engineer: I
 NEV

APPLICABLE CODES AND REFERENCES:

- International Building Code (IBC), Latest Adopted Edition
- California Building Code (CBC), Latest Adopted Edition
- National Design Specification (NDS), Latest Edition
- A.I.S.C. Steel Construction Manual, Latest Edition
- ASCE 7, Latest Edition

SNOW LOAD ANALYSIS:

Elevation : 4,680 Load (p_g) : 30 psf

design parameters:

roof type : cold

$C_e = 1.0$

Table 1-1: occupancy category : I

$C_t = 1.2$

$I_s = 1.0$

1.2

$$p_r = \frac{30 \times 0.7 \times C_e \times C_t \times I}{1.2} = \frac{25}{25} \text{ psf}$$

Roof pitch = 2 : 12 = 9 25°

Roof unobstructed slippery (Y/N) = n

Roof Slope Factor, C_s : 1.0

VERTICAL LOAD SUMMARY:

	Identification	Value	
Ground Snow Load:	p_g	30	
Flat Roof Snow Load:	p_r	25	psf
Sloped Roof Snow Load:	p_s	25	psf
Covered Deck Snow Load:	CDSL	8	psf
Floor Live Load:	FLL	40	psf
Hot Tub Load:	HTL	100	psf
Deck Dead Load:	DDL	12	psf
Floor Dead Load:	FDL	30	psf
Roof Dead Load:	RDL	10	psf

DRIFT :

snow density= 25
 $lu = 20$

$$\begin{aligned} hd &= 2.72 \\ W &= 8.00 \\ \text{Wt of Drift} &= 68 \end{aligned}$$

SLIDING :

$H = 4$
 SNOW DENSITY = 25
 Wt of sliding = 100

SOIL CRITERIA:

Allowable Soil Bearing: 1,500 psf Per observation by EOR
 Site Class: E Soil Type: S_D

PO Box 2651
 Truckee, CA 96160
 530.563.6341
 info@linchpinse.com
 www.linchpinse.com



Linchpin Project
 Engineer: I
 NEV/

WIND CRITERIA:

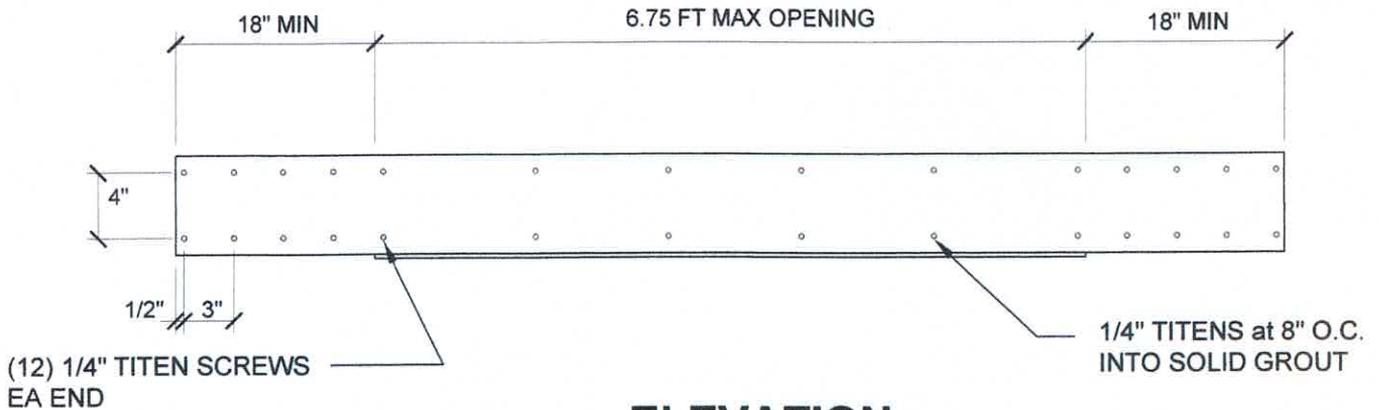
ALTERNATE ALL-HEIGHTS METHOD

Peak Height =	25	ft	Eave Height =	12	ft
Mean Roof Height, h :	18.5	ft			
Basic Wind Speed, V :	126	mph			
Importance Factor, I_w :	1.0				
Exposure:	B				
Pressure Exposure Coefficient, K_z :	0.70				
Q_s :	25.6	psf			
$C_{NET-WINDWARD}$:	0.43				
$C_{NET-LEEWARD}$:	0.51				
P_{NET} :	20.8	psf			$=q_s (K_z C_{NET-WINDWARD} + C_{NET-LEEWARD})$

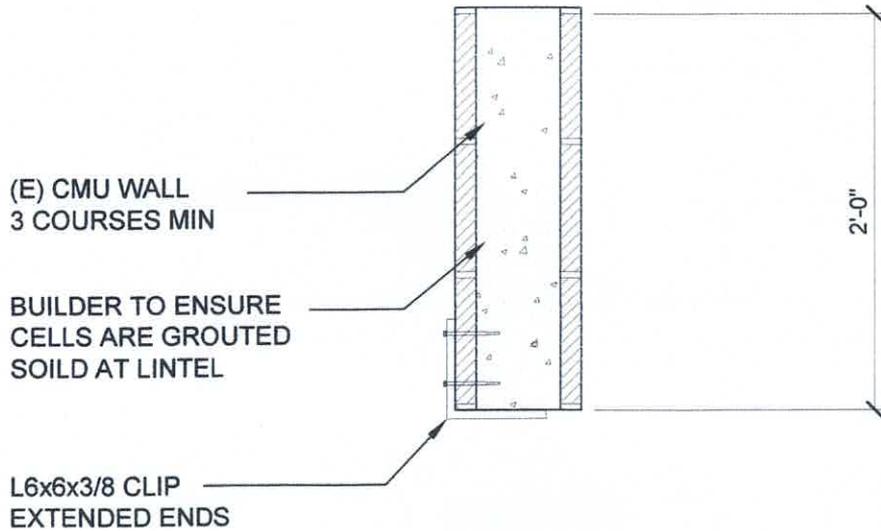
SEISMIC CRITERIA:

Occupancy category:	II	Occupancy Importance Factor, I_s :	1.0
Site Class:	D	Seismic Design Category:	D
Latitude	=	39.147	
Longitude	=	-120.163	
Design Spectral Response Accelerations SDs and SD1			
Site Class E -		$F_a = 1.026$	$F_v = 1.571$
Period	S_a		
(sec)	(g)		
0.2	0.811	(S_{DS} , Site Class D)	
1	0.449	(S_{D1} , Site Class D)	
Response Mod. Factor, R :	6.5	Overstrength Factor, Ω_o :	3.0
C_s :	0.12	$=S_{DS}/(R/I_s)$	
C_{S-ASD} :	0.089	$=C_s/1.4$	

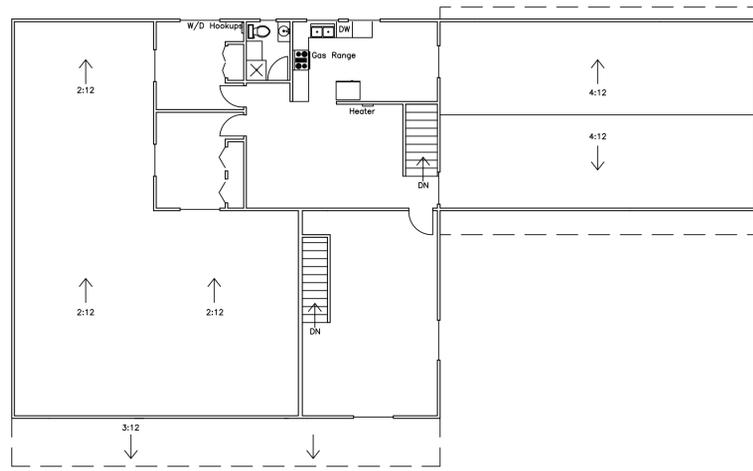
COMMENTS:



ELEVATION

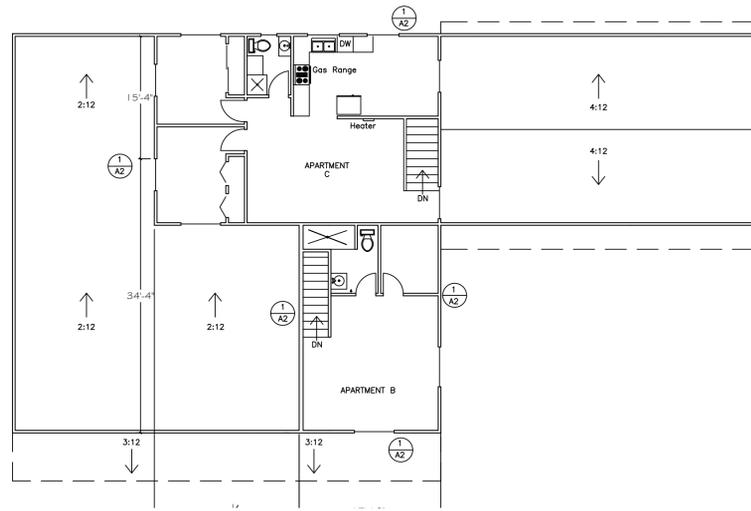


SCALE: 1" = 1'-0"



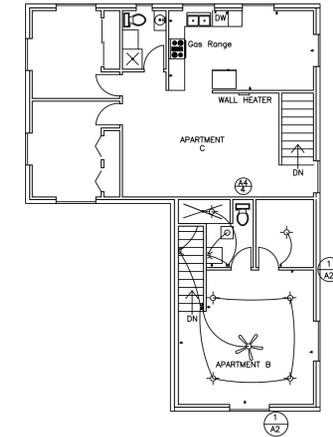
EXISTING UPPER FLOOR PLAN

3/32"=1'-0"



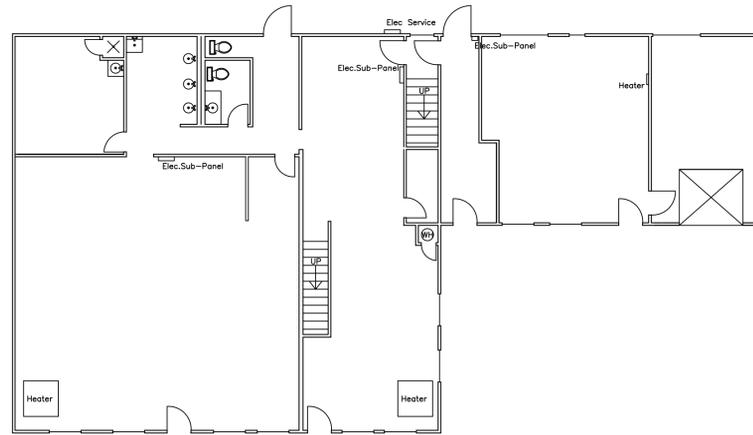
PROPOSED UPPER FLOOR PLAN

3/32"=1'-0"



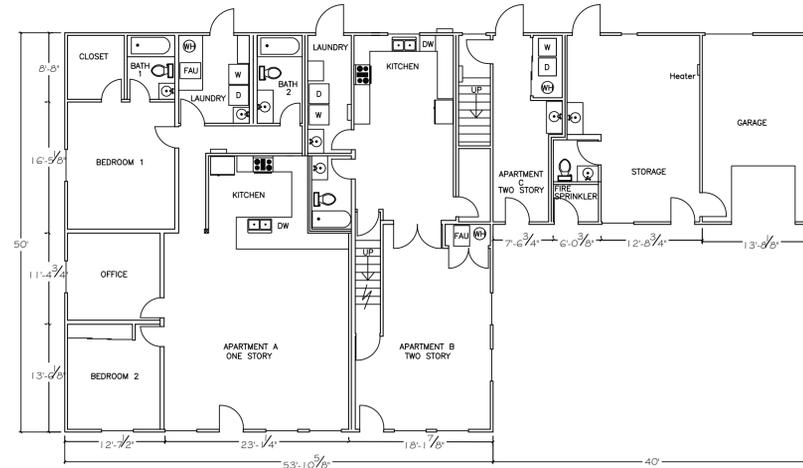
PROPOSED UPPER ELEC. PLAN

3/32"=1'-0"



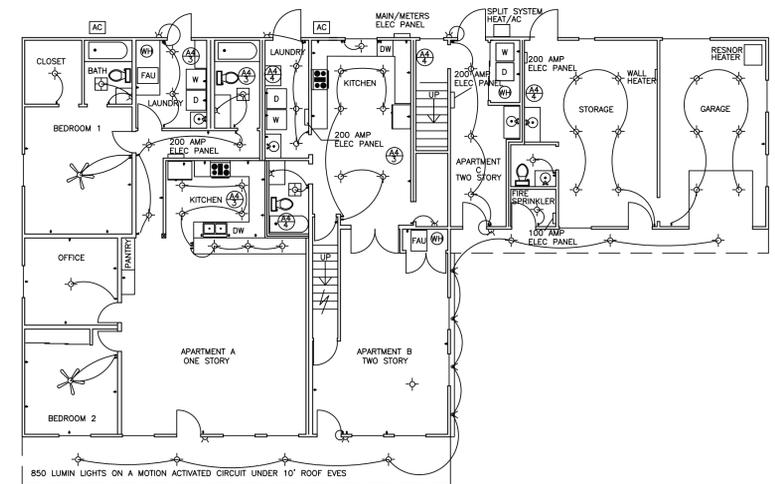
EXISTING LOWER FLOOR PLAN

3/32"=1'-0"



PROPOSED LOWER FLOOR PLAN

3/32"=1'-0"



PROPOSED LOWER ELEC. PLAN

3/32"=1'-0"

NOTES:

- 200 AMP SUB PANEL APT A
- 200 AMP SUB PANEL APT B
- 200 AMP SUB PANEL APT C
- 200 AMP SUB PANEL STORAGE
- 100 AMP SUB PANEL UTILITY CLOSET

- 100,000 BTU FAU HEATER/AC APT A
- 84,000 BTU FAU HEATER/AC APT B
- SPLIT HEATER AC SYSTEM APT C
- 35,000 BTU WALL HEATER APT C
- GAS OVEN/RANGE APT C
- 105,000 BTU REZOR HEATER GARAGE
- 35,000 BTU WALL HEATER STORAGE



REVISIONS	BY

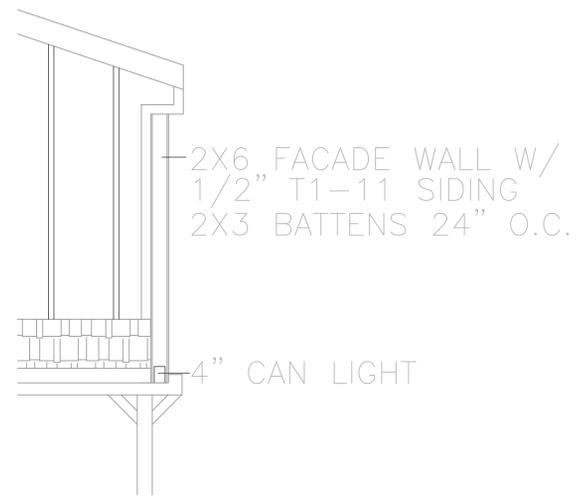
Capstone Construction Services LLC
 Box 3351
 Stateline, NV 89449
 (775) 721-9537

2061 CALIFORNIA ST.
 CARSON CITY, NV 89701
 009-085-07

FLOOR PLANS

DRAWN
CHECKED
DATE 07/18/2022
SCALE AS NOTED
JOB NO.
SHEET

REVISIONS	BY



2 FACADE DETAIL N.T.S.

	<ul style="list-style-type: none"> Two layer 5/8" Sheetrock Firecode C Core gypsum panels 15/32" T&G wood subfloor 2 x 10 wood joist RC-1 or equivalent joints finished optional 3/4" Linexrock floor underlayment optional SFM-25 or SRB sound mat 	UL Des L511			B-76

3 1 HR. FIRE CEILING DETAIL N.T.S.

	<ul style="list-style-type: none"> 5/8" Sheetrock Firecode Core panels, or 5/8" Sheetrock UltraLight Panels Firecode X or 5/8" Firecode panels 2 x 4 wood stud 16" or 24" o.c. optional insulation 	UL Des U305, U514	32	RAL-TL11-129 Based on 5/8" Sheetrock Firecode core panels, no sound bat	A-99
			33	RAL-TL11-172 Based on 5/8" Sheetrock UltraLight Panels Firecode X, no sound bat	
			34	RAL-TL11-173, RAL-TL11-130 Based on 5/8" Sheetrock Firecode core panels or 5/8" Sheetrock UltraLight Panels Firecode X with R-11 fiberglass sound bat	
			37	RAL-TL11-081, RAL-TL11-084 Based on double layer one side 5/8" Sheetrock Firecode core panels or 5/8" Sheetrock UltraLight Panels Firecode X with R-11 fiberglass sound bat	

4 1 HR. WALL DETAIL N.T.S.

Capstone Construction Services LLC
 Box 3351
 Stateville, NV 89449
 (775) 721-9537

2061 CALIFORNIA ST.
 CARSON CITY, NV 89701
 009-085-07

FLOOR PLANS

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A4
 5 OF 5 SHEETS