



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

DATE: December 20, 2022

TO: Carson City Planning Commission

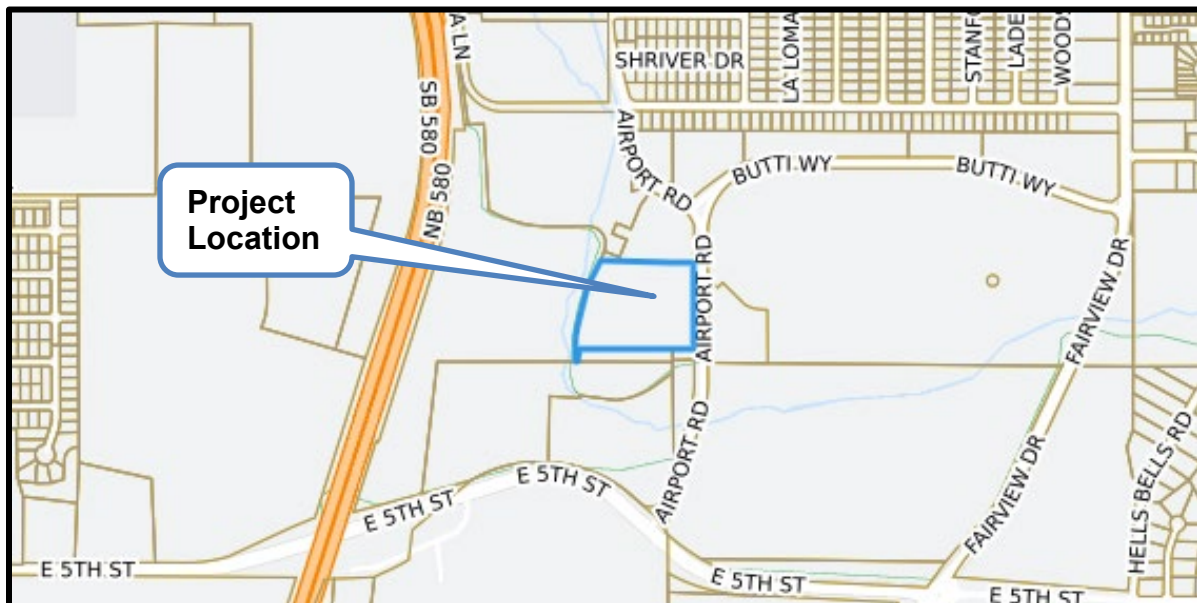
FROM: Heather Manzo, Associate Planner

SUBJECT: Item 14.A LU-2020-0050 For Possible Action: Discussion and possible action regarding a request from Bear Creek Land Company ("Applicant") for an 18 month time extension to July 27, 2024 for an approved Special Use Permit for outdoor storage with personal storage within an enclosed building on property within the Lompa Ranch North Specific Plan Area and zoned General Commercial ("GC-SPA") and Public Regional ("PR-SPA"), located on the west side of Airport Road, south of Butti Way at 556 Airport Road, APN 010-041-76. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: Due to extensive revisions to the utility design of the project and necessary approvals from Carson City and the Nevada Division of Environmental Protection ("NDEP"), the Applicant is requesting an 18-month time extension. Applicant previously obtained a one-year time extension to January 2023. The Planning Commission is authorized to approve the time extension.

Recommended Motion: "I move to approve an extension of the expiration date for LU-2020-0050 to July 27, 2024, 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-2020-0050 on January 27, 2021. 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 for 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 by July 27, 2024. An extension of time may be requested in writing to the Planning Division at least thirty days prior expiration date. Should this permit not be initiated (obtain a Building Permit) and no extension granted, the permit shall become null and void.
5. All requirements of the Lompa Ranch North Specific Plan development agreement must be met.
6. The LP dispenser should be shown on the building permit and tank size must be indicated. Installation must be approved by the NV LPG Board.
7. A site specific geotechnical investigation must be performed as recommended by the feasibility geotechnical investigation, and construction recommendations be incorporated into the design.
8. The multi-use path must be extended along the frontage as shown.
9. The project must meet the Carson City Municipal Code, Development Standards, and Standard Detail requirements including:
 - The project must balance flood zone cut and fill quantities, or may have a net gain of cut to increase storm water detention. There may not be a net gain of fill.
 - The project must provide funds to the City to process a CLOMR.
 - The water main must be extended along the frontage as shown.
10. The project site is adjacent to a future three acre dog park associated with the proposed Lompa Ranch East development. The applicant will be required to install the screen wall upslope from the park's south property line and adjacent to the storage facility. The landscape design for the screening buffer between the proposed park and project site will be reviewed and approved by the Parks, Recreation & Open Space Department.
11. The Unified Pathway Master Plan identifies Airport Road as an on-street bicycle facility. The applicant will be required to protect the existing bike lanes during the project's construction and repair lanes/restripe the pavement markings at their expense, if damage occurs. Any repairs and restriping to the bike lanes must be approved by Development Engineering.

12. Design all project driveway approaches that cross the 10' pedestrian multi-use path along Airport Road to meet ADA standards.
13. The applicant will be required to maintain all common landscape and open space areas on the project site in perpetuity, including any landscaping in the road right-of-way.
14. Incorporate "best management practices" into the applicant's construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.
15. The applicant will be required to remove any graffiti on the perimeter screening wall, per Carson City Municipal Code.
16. A detailed landscaping plan is required at the time of site improvement permit. This plan shall demonstrate that disturbed areas are either landscaped or otherwise improved, shall utilize drought tolerant plants, shall incorporate a buried irrigation system, and shall incorporate a minimum 15 foot wide landscape strip along Airport Road planted with 1 tree per 25 lineal feet of street frontage, and six shrubs per tree.
17. A detailed lighting plan is required at the time of site improvement permit and shall include a photometric survey demonstrating even lighting throughout the site, with no spillover lighting.
18. Proposed signage requires a sign permit and shall meet the standards of Section 2.1.6 of the Lompa Ranch North Specific Plan.
19. The site must be fully enclosed with six foot solid fencing consistent with fencing proposed, acknowledging that the masonry rear of the storage buildings may function as the screening device in lieu of the addition of fencing.
20. Site improvement plans shall show dumpster locations. These areas must be inside the six foot fence.
21. Site improvement plans must include a detail of the dumpster enclosures and placement consistent with Section 2.1.8 of the Lompa Ranch North Specific Plan.
22. A landscape plan meeting the requirements of Division 4 of the Development Standards is required at the time of building permit. The plan shall include trees in the parking aisle planters. Plantings along the right-of-way shall be provided at a rate of 1 tree per 25 lineal feet of street frontage with a minimum of six shrubs per tree.

BACKGROUND:

On January 27, 2021, the Planning Commission voted 7-0 to approve LU-2020-0050, an SUP for outdoor storage with personal storage within an enclosed building on a site ± 7.28 acres in size, with 22 conditions of approval.

The approval consists of a storage facility with a $\pm 1,000$ square foot manager's office, $\pm 54,400$ square feet of enclosed personal storage, covered storage space for 180 recreational vehicles, and a sanitary waste dump station. As the property has two zoning districts, and the use is a conditional use in one of the two zoning districts, a SUP was required.

On December 16, 2021, a request to extend the expiration of the SUP was approved by the Director of the Carson City Community Development Department noting a new expiration date of January 2023.

On November 7, 2022, the Applicant submitted a request for a time extension to resubmit site improvement and building permits in association with the request as the previously approved permits have expired. As part of the resubmittal of the permit, the Applicant has stated that extensive revisions to the utility design of the project is necessary that will require Carson City review and now the project is subject to Nevada Division of Environmental Protection (NDEP) review. The Applicant acknowledges there is insufficient time to receive approvals prior to the expiration date. In addition to changes in the design, the Applicant feels that an 18-month extension will allow the time needed for the Applicant to evaluate the changing market to establish a realistic schedule for the project.

Staff recommends the Planning Commission approve an 18-month extension with a new expiration date of July 27, 2024. As such, Condition No. 4 would be modified as shown below:

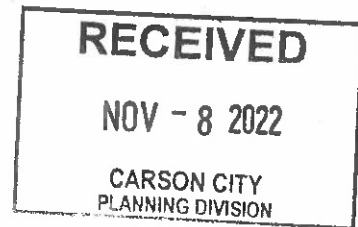
"The use for which this permit is approved shall commence **by July 27, 2024** ~~within 12 months of the date of final approval. A single, one-year~~ **An** extension of time may be requested in writing to the Planning Division **at least** thirty days prior to the ~~one-year~~ expiration date. Should this permit not be initiated (obtain a Building Permit) ~~within one year~~ and no extension granted, the permit shall become null and void."

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 SUP conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the SUP.

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:

Letter dated November 7, 2022 from the Applicant with supplemental materials
Approved site plan and building elevations for LU-2020-0050



Carson City Building Department
108 E. Proctor Street
Carson City, NV 89701

November 7, 2022


RE: LU-2020-0050 – Sierra Tahoe RV, Boat & Self Storage – Special Use Permit Extension

On behalf of the developers, Rick Ardizzone and Bear Creek Land Company, we are requesting an 18-month extension to the approved Special Use Permit for the Sierra Tahoe RV, Boat & Self Storage. This project was initially approved on January 27, 2021 and subsequently extended until January 27, 2023. This extension request is based on the following:

- The project has been resubmitted to the Carson City Building Department as the previously approved building permits expired. In association with this new plan review, the City is requiring extensive revisions to the utility design of the project which will need to be reviewed by Carson City and subsequently NDEP. These reviews will take time and likely will not be complete by January 27, 2023 when the SUP approval expires.
- The current economic climate, both supply chain issues as well as interest rates are impacting the budget and schedule of the project. Allowing for additional time will allow the developer additional time to analyze current economic conditions to ensure the successful development of the project.

Thank you in advance for your consideration and please feel free to contact Monte Vista Consulting if you have any questions or if there is anything else we can help with.

Sincerely,
Monte Vista Consulting


Michael Vicks
2022.11.08
07:19:25 -08'00'

Michael Vicks, P.E.
Principal

Cecilia Rice

From: Heather Ferris
Sent: Tuesday, November 8, 2022 8:22 AM
To: Cecilia Rice
Subject: FW: LU-2020-0050 - STRVBSS SUP Extension Request
Attachments: STRVBSS SUP Extension Request R1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This is the one we just discussed. Extension of an SUP (LU-2020-0050).

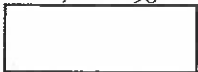
From: Michael Vicks <mike@montevistaconsulting.com>
Sent: Tuesday, November 8, 2022 7:22 AM
To: Planning Department <planning@carson.org>
Cc: Frank Lepori <frank@leporiconstruction.com>; Dominic Gonzales <Dominic@leporiconstruction.com>; Rick Ardizzone <rick.ardizzone@compass.com>; Heather Ferris <HFerris@carson.org>
Subject: LU-2020-0050 - STRVBSS SUP Extension Request

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

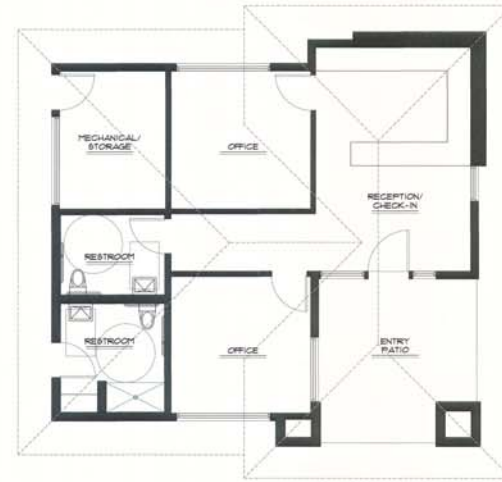
Good Morning,

Attached is a formal request to extend the SUP for the Sierra Tahoe RV Boat & Self Storage project. Thank you in advance for your time and consideration. If you could please confirm receipt and let me know if there is anything else we need to do it would be greatly appreciated. Additionally, it is understood that this will be heard at the December Planning Committee meeting. Can you please confirm the date and time at your earliest convenience? Thanks again and please let me know if you have any questions or if there is anything else I can help with.

Thanks,
Michael Vicks, P.E.
main: 775.636.7905
direct: 775.235.8404
mike@montevistaconsulting.com
575 E. Plumb Lane, Suite 101
Reno, NV 89502



REVISIONS	DATE



1 OFFICE FLOOR PLAN



3 WEST ELEVATION



2 SOUTH ELEVATION



5 EAST ELEVATION



4 NORTH ELEVATION

FLOOR PLAN & EXTERIOR BUILDING ELEVATIONS - SUP SUBMITTAL

NEW RV & BOAT STORAGE FACILITY FOR:
SIERRA TAHOE RV & BOAT STORAGE
 BUTTE WAY | CARSON CITY | NEVADA | APN 010-041-76

DESIGNED BY	ERIC JOHNSON
DATE	7/20/10
SCALE	AS SHOWN
JOHN HANSEN	STUDY
WEST NUMBER	A4.1

REVISION	DATE

ECB
ARCHITECT

ERIC JOHNSON
ARCHITECT

PO BOX 24262
RENO, NEVADA 89523
775.750.1153
ERIC@ERICJOHNSONARCHITECT.COM



MIN-STORAGE TYPICAL EXTERIOR BUILDING ELEVATIONS - REVISED SUP SUBMITTAL

NEW RV BOAT & MINI STORAGE FACILITY FOR:

SIERRA TAHOE RV BOAT & STORAGE

BUTTI WAY | CARSON CITY | NEVADA | APN 010-041-76

CONVISED BY

DATE

10/20/23

SCALE

AS SHOWN

JOHN F. JOHNSON

5700-B

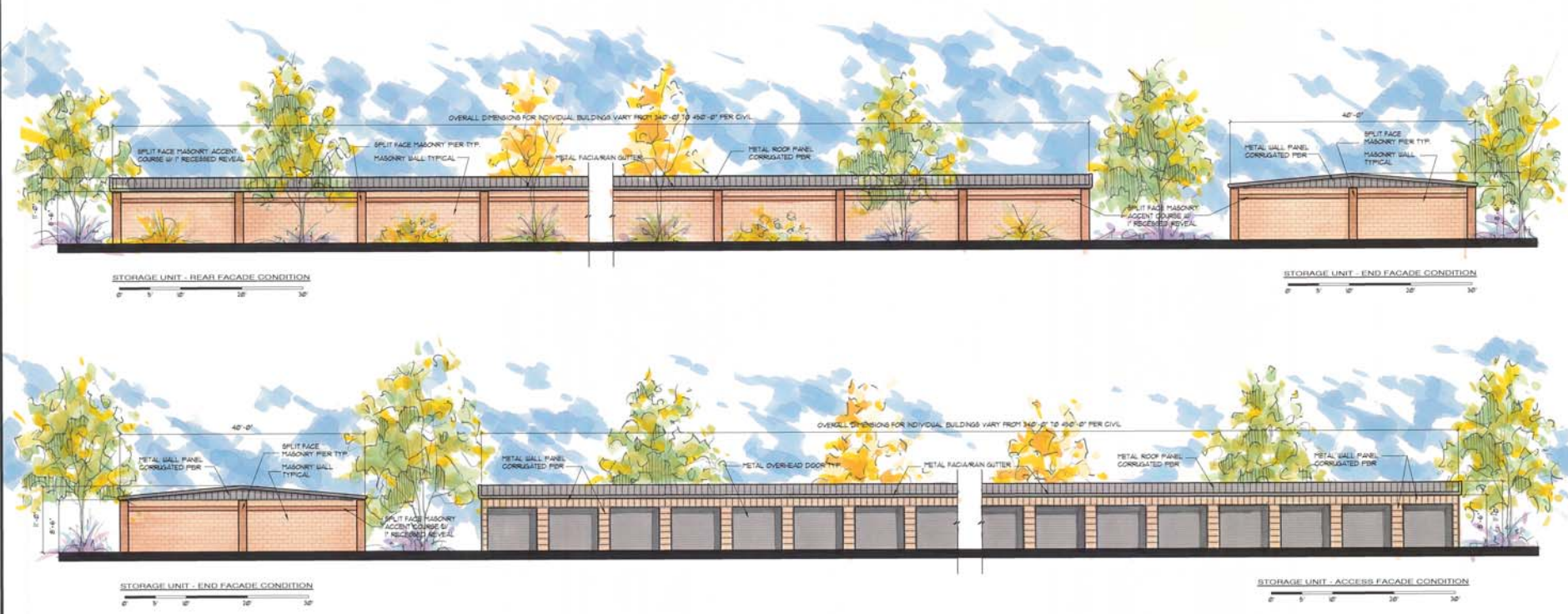
PROJECT NUMBER

A4.2

NEW RV BOAT & MINI STORAGE FACILITY FOR:

SIERRA TAHOE RV BOAT & STORAGE

BUTTI WAY | CARSON CITY | NEVADA | APN 010-041-76



PLANT LIST:

LARGE/STREET TREES: (2" Caliper)
IRRIGATE ALL PLANTINGS w/RESOURCE EFFICIENT DRIP IRRIGATION SYSTEM.

BOTANICAL NAME	COMMON NAME
RED MAPLE	ACER RUBRUM
BLACK GUM	NYSSA SYLVATICA
GLADSTON THACANTHOS	SHADEMASTER HONELOCUST
QUERCUS PALMISTIS	PIN OAK
QUERCUS RUBRA	RED OAK

SMALL/ACCENT TREES:

BOTANICAL NAME	COMMON NAME
ACER GINNALA	AMUR MAPLE
CERCIS CANADENSIS	EASTERN REDBUD
LIQUIDAMBAR STYACIFLUA	SWEETGUM
MALUS PRINERFNE	PRINERFNE CHAMAPPLE
PRUNUS CALLERYANA 'REDSPRE'	REDSPRE PLUM

EVERGREEN TREES: (6" Min. Height)

BOTANICAL NAME	COMMON NAME
JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUMPER
CALLADENDRUS DECURRENS	INCENSE CEDAR
PRUNUS PUNICEA	COLORADO SPRUCE
PRUNUS FLEXILIS 'VANDERWOLF'	VANDERWOLF'S PINE
PRUNUS NERA	AUSTRIAN PINE

SHRUBS/GROUNDCOVERS/VINES: (5 Gal. Min.)

BOTANICAL NAME	COMMON NAME
BUTTERFLY BUSH	BUTTERFLY BUSH
CAMPIDUS MAUCANS	RED TULIPET VINE
GENISTA LYDIA	DWARF BROOM
PHOTINIA FRAXES	REDTWIG DOGWOOD
STRONGIA VULGARIS	COMMON LILAC

PERENNIALS: (1 Gal.)

BOTANICAL NAME	COMMON NAME
ECONOMICA PURPUREA	PURPLE CORNFLOWER
GALLARDA ARISTATA	INDIAN BLANKET FLOWER
PERSTEMON STRICTUS	ROCKY MOUNTAIN PERSTEMON
CERASTHEM TOMENTOSUM	SNOW-IN-JULIUM
PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE

LANDSCAPE LEGEND:

 **SHRUB PLANTING AREA w/ROCK MULCH COVER - (30,340 SF)**
Shrub along, varieties and quantities to meet code requirements.
Place mulch @ 4" min. depth, over weed barrier fabric

LANDSCAPE CALCULATIONS:

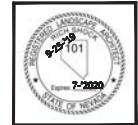
ZONING: GENERAL COMMERCIAL
SITE AREA: 7.28 AC.
IMPERVIOUS AREA: 281,341 S.F.
LANDSCAPE SUMMARY:
LANDSCAPE AREA REQUIRED: 46,208 S.F. (20% of Impervious Area)
LANDSCAPE AREA PROVIDED: 50,525 S.F. (24.6 %)
TREE/SHRUB REQUIREMENTS:
1 TREE/400 S.F. (= 141 TREES)
Includes: 1 TREE/10 PARKING SPACES (7 SPACES = 1 TREE)
and 1 TREE/50 LF STREET FRONTAGE (487 LF. = 17 TREES)
TOTAL TREES REQUIRED = 141 TREES
TREES PROVIDED = 141 TREES
6 SHRUBS per TREE REQUIRED = 846 SHRUBS



AIRPORT ROAD
(PUBLIC)

REVISIONS	BY

TreeHugger Studio, LLC
landscape architecture
and site planning services
140 West Guffey Drive
Washoe Valley, NV 89704
(775) 530-0665



JOB INFORMATION
Preliminary landscape plan for:
SIERRA TAHOE RV, BOAT and SELF STORAGE
Airport Road, Carson City, NV APN: 00-047-76

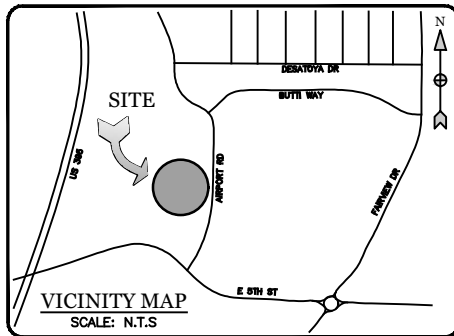
SHEET INFORMATION
**PRELIMINARY
LANDSCAPE PLAN**

DATE: May 2018, REV Sept 2018
SCALE: 1" = 30'-0"
DRAWN BY: N. SHOCK
CHECKED BY:
PROJECT NUMBER: 228-15-400

L.1

LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	ACCESSIBLE PARKING SPACE W/ SIGN & PRESENT MARKINGS
	PEDESTRIAN ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PARKING SPACE COUNT
	KEYNOTE (REF. CORRESPONDING LETTER)
	PROPOSED UTILITY LINE W/ DESCRIPTION
	EXISTING UTILITY LINE W/ DESCRIPTION
	MANHOLE W/ DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	CATCH BASIN/DRIP INLET
	DITCH DRAIN
	DIRECTIONAL FLOW LINE
	DRIVE BRINK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	SPOT ELEVATION (EXISTING) vs. PROPOSED



SITE ANALYSIS		
AREA	7.28 AC	
ZONING	GENERAL COMMERCIAL(CO)	
SETBACKS (F/R/S)	0/0/0(FT)*	
BUILDING FOOTPRINT	±55,255 S.F.	17%
PAVED/IMPERVIOUS	±182,470 S.F.	58%
LANDSCAPED/UNDEVELOPED	±63,453 S.F. MIN.	20%
UNDEVELOPED	±15,988 S.F.	5%

EARTHWORK ANALYSIS	
SITE AREA	7.28 AC
SITE DISTURBANCE	±7.0 AC
PROPOSED CUT	±12,800 YD ³
PROPOSED FILL	±7,300 YD ³
NET EARTHWORK	±5,500 YD ³ CUT

THESE QUANTITIES ARE PRELIMINARY AND ARE BASED ON THE INTENT OF THE DEVELOPER TO WORK WITH THE GRADIENT TO THE RIGHT.

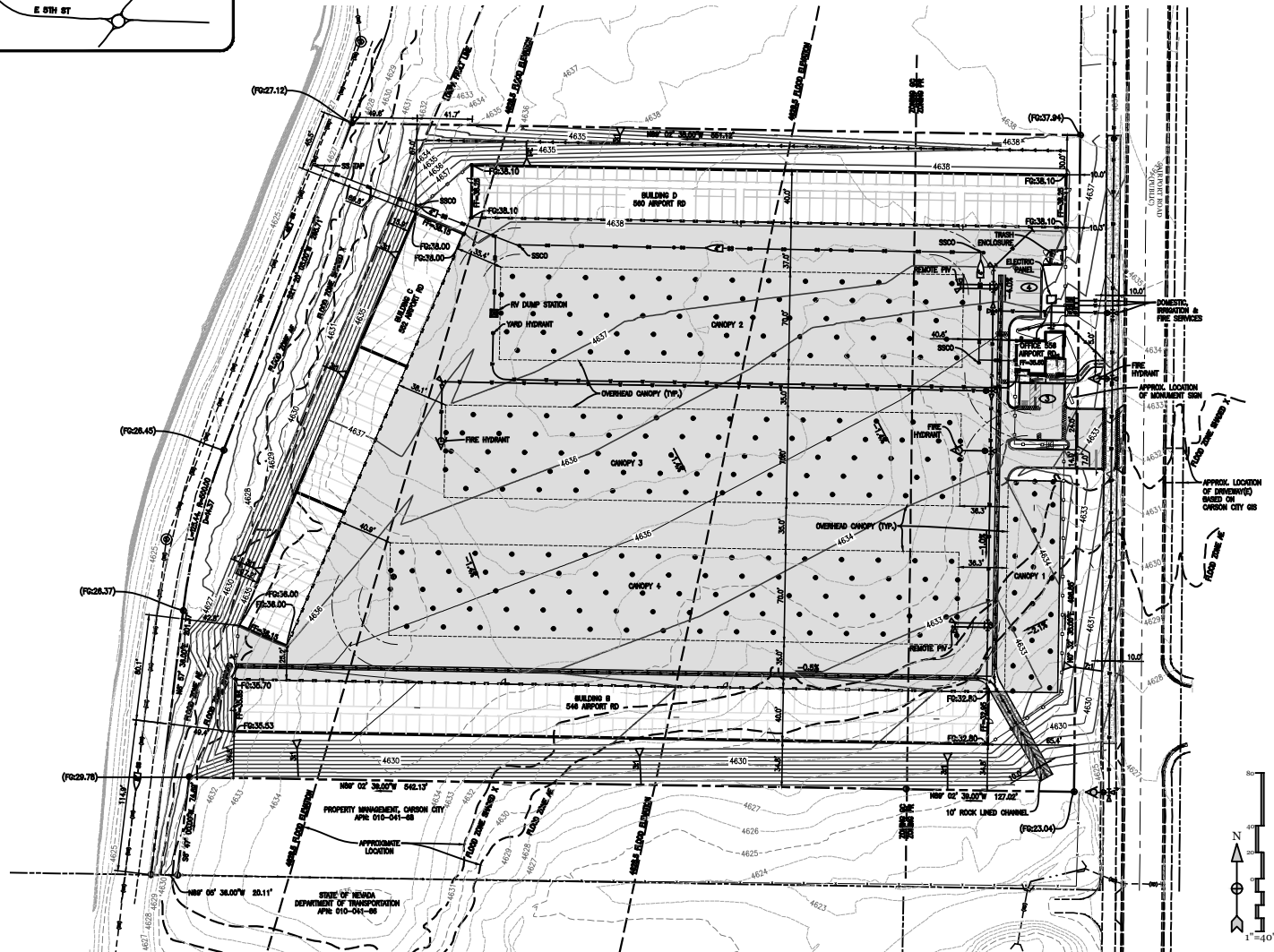
PARKING ANALYSIS			
USE	AREA (FT ²)	CRITERIA	REQUIRED SPACES
OFFICE	665	1/325	2.0
TOTAL REQUIREMENT	SPACES PROVIDED	ADA SPACES	VAN ACCESSIBLE
3 SPACES	7	1	1

NOTES:
 1. ALL BUILDING INFORMATION PROVIDED BY ORIGIN & ARCHITECTURE.
 2. REQUIREMENTS DETERMINED USING CMC 1842.02.

NOTES:
1. ALL BUILDING INFORMATION PROVIDED BY ORIGIN ARCHITECTURE.
2. REQUIREMENTS DETERMINED USING CMC 18A2.a2.

1. THE FIELD SURVEY PREPARED BY WOOD MODS INC. IS THE BASIS OF THIS DESIGN, AND TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
2. THE NAME OF MEMPHIS WAS DERIVED FROM HENRI DE LA SALLE'S SURVEY MONUMENT "X507" LOCATED AS A STAKE ON THE WEST SIDE OF THE HIGHWAY. MONUMENT "X507" IS LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 60, SOUTHWEST OF THE INTERSECTION OF THE HIGHWAY AND ARROW WAY, 101 FEET SOUTHWEST OF THE CORNER OF THE 94 FOOT EASEMENT OF THE CENTER OF A MODERN COTTON GINN, PUBLISHED ELEVATION = 483.53.
3. BASE OF ELEVATION IS THE NAD83 STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983. THE POINT OF BEGINNING (P.O.B.) OF THE SURVEY IS AT THE CORNER OF THE REAL TIME INMOTION (RTK) GPS OPERATIONS OF CARSON CITY CONTROL MONUMENTS C00333 AND X507, THE MONUMENT BEING UNDER CARSON CITY CONTROL. MONUMENT C00333 AND X507 IS TAKEN AS SOUTH 31°47'44" EAST 100.00 METERS.
4. THERE WILL BE AN EASEMENT ON THE CARSON CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODE, STANDARD SPECIFICATIONS & DETAILS.
5. REFERENCE TO EXISTING PLANS FOR ALL BUILDINGS, INCLUDING BUT NOT LIMITED TO: FOUNDATION, WALL, CEILING, FLOOR OR FINISH OR PROPERTY LINE UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES SHALL BE REMOVED AND NEW STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "NATIONAL UNIFORM TRAFFIC CONTROL" (NUITC) REQUIREMENTS. THE NECESSARILY SMALL SHALL HAVE A MINIMUM SLAPE DRAINAGE OR A CROSS SLOPE
7. THIS SITE LIES IN FEMA FLOOD ZONE X AND ZONE AE (33000101110). ZONE AE IS REFERRED AS AREAS SUBJECT TO THE 1-PERCENT ANNUAL FLOOD. ZONE X IS REFERRED AS AREAS SUBJECT TO THE 1-PERCENT ANNUAL FLOOD. FLOOD PLACES (SHOWN) IS THE 1-PERCENT ANNUAL FLOOD PLAZED AREA AND IS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2-PERCENT ANNUAL-FLOOD OR CHANCE FLOOD. FLOOD PLACES (SHOWN) IS BETWEEN THE LIMITS OF THE 1-PERCENT ANNUAL FLOOD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT ANNUAL FLOOD PLAZED AREA.

UTILITY PROVIDERS	
DOMESTIC WATER	CARSON CITY UTILITIES DEPARTMENT
IRRIGATION WATER	CARSON CITY UTILITIES DEPARTMENT
SANITARY SEWER	CARSON CITY UTILITIES DEPARTMENT
STORM DRAIN	CARSON CITY UTILITIES DEPARTMENT
NATURAL GAS	SOUTHWEST GAS CORPORATION
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	CARSON CITY FIRE DEPARTMENT
POLICE	CARSON CITY SHERIFFS OFFICE




THIS PLAN IS INTENDED FOR SPECIAL USE PERMIT REVIEW BY CARSON CITY ONLY - NOT FOR CONSTRUCTION



375 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

Sierra Tahoe RV, Boat & Self Storage

556 Airport Road | Carson City | Nevada
APN: 010-041-76

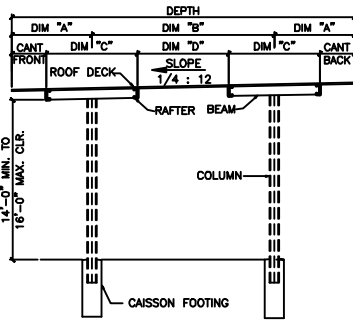
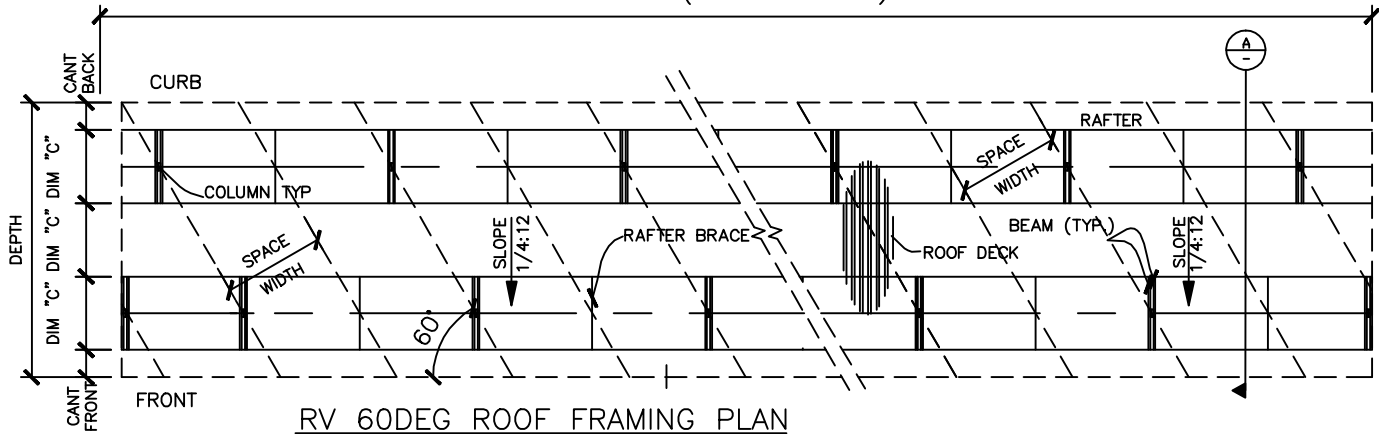
REVISIONS							
DATE							
							
Date	12.18.2020						
Drawn	HBA						
Checked	MWV						
Project No.	18.041						

Site Plan
C1.0
of 1

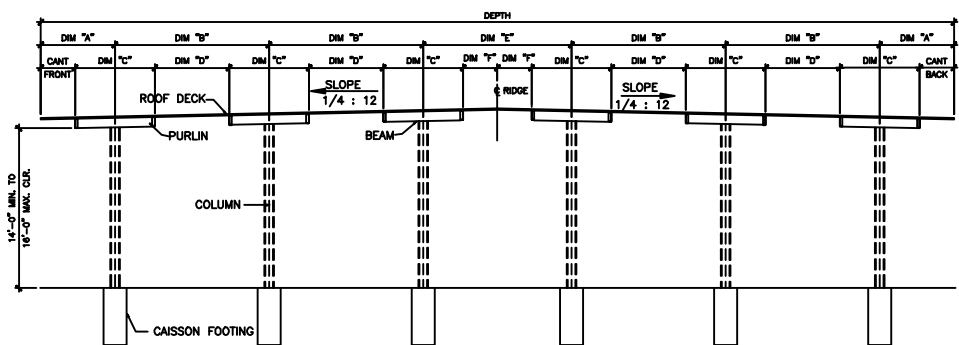


Know what's below.
Call before you dig.

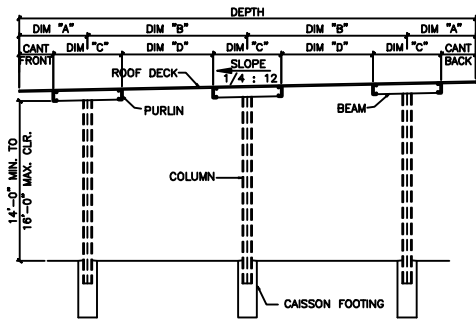
VARIES (SEE SITE PLAN)



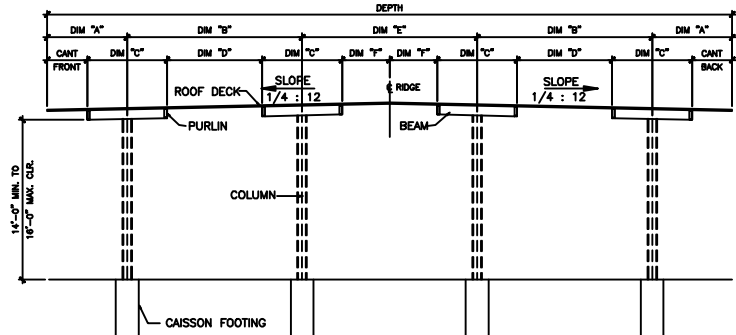
A CROSS SECTION
11x30



A CROSS SECTION
11x80



A CROSS SECTION
11x40



A CROSS SECTION
11x60

SCHEDULE

SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	"F" DIM	CANT Front DIM	CANT Back DIM
11'X30'	30'	11'	7'	16'	8'	8'			3'	3'
11'X40'	40'	11'	6'	14'	6'	6'			3'	3'
11'X60'	60'	11'	7'	15'-4"	7'	8'-4"	15'-4"	4'-2"	3'-6"	3'-6"
11'X80'	80'	11'	6'-6"	13'-6"	7'	6'-6"	13'-0"	3'	3'	3'

BAJA STANDARD

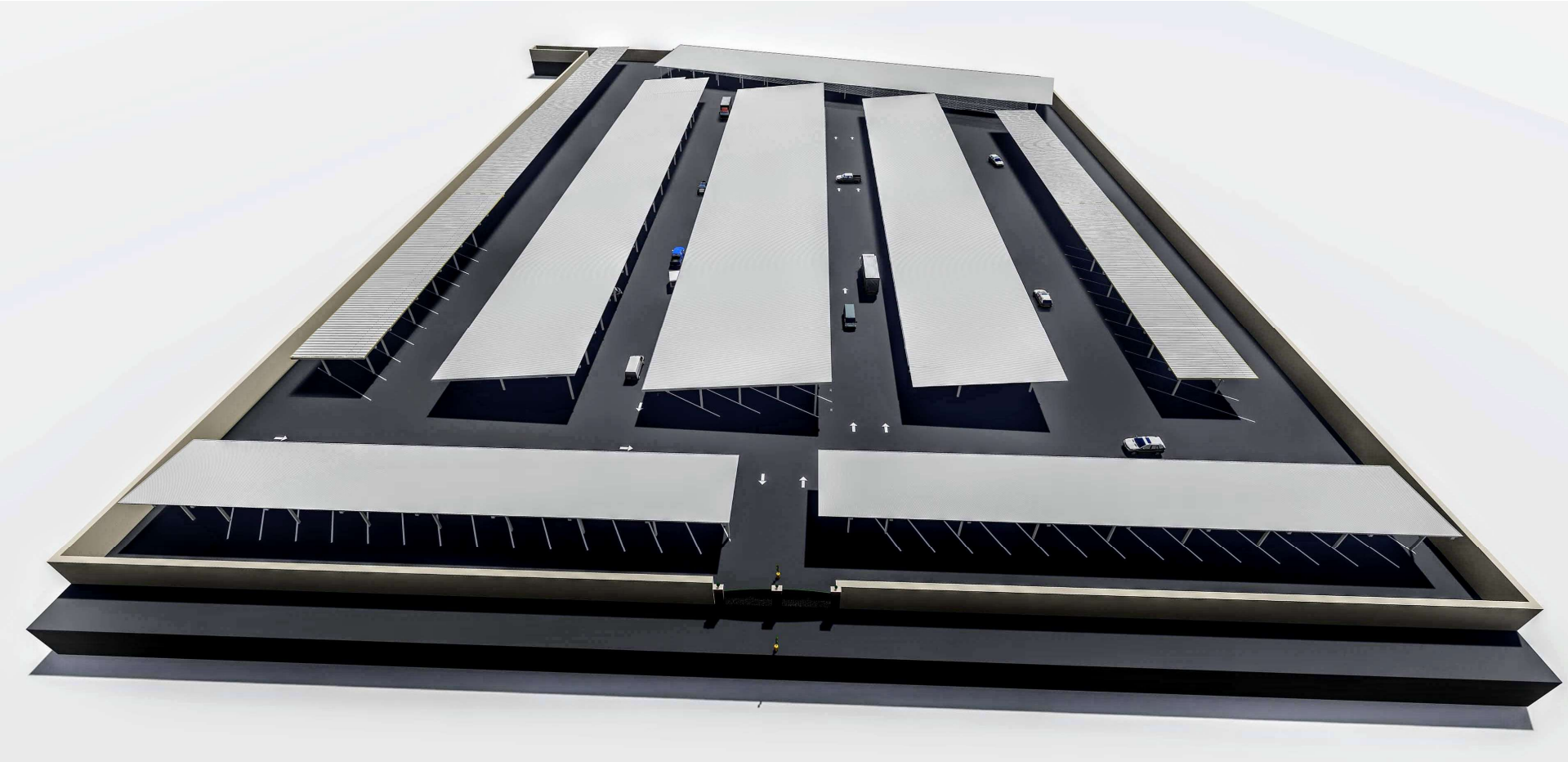
RV 60DEG STANDARD TYPES

BAJA

CONSTRUCTION CO., INC.
223 FOSTER ST., MARTINEZ CA 94553
1-800-366-9600 FAX: (925) 229-0161

SHEET

Page 1 of 2



3D RV LAYOUT (60 DEGREES)

