



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

**DATE:** December 20, 2022

**TO:** Carson City Planning Commission

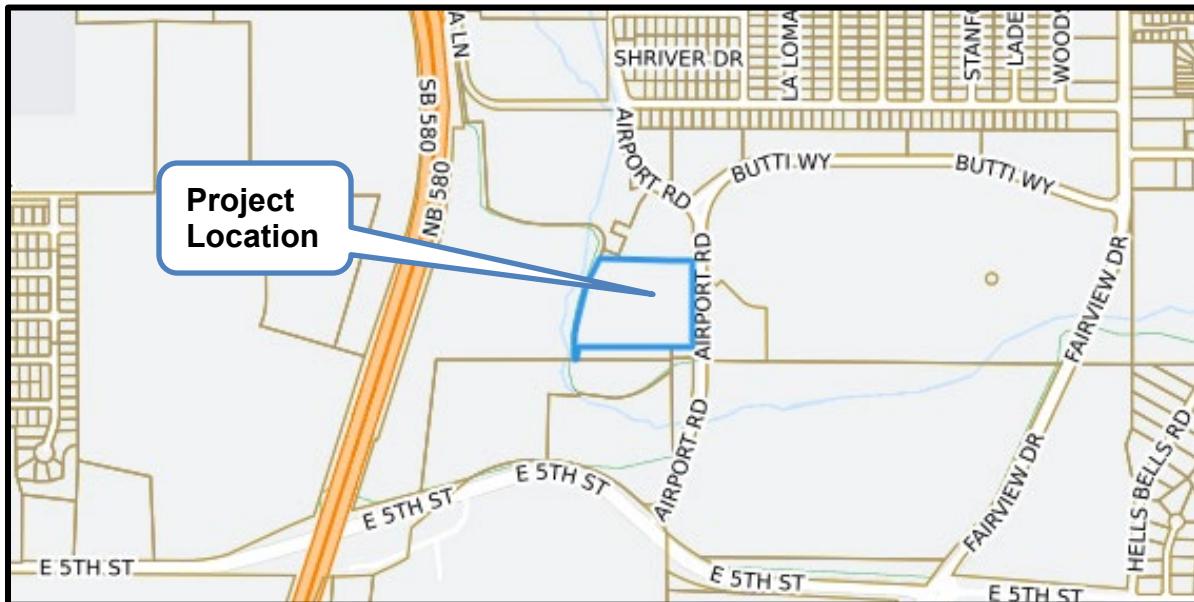
**FROM:** Heather Manzo, Associate Planner

**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](mailto: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 ±1,000 square foot manager's office, ±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

RECEIVED  
NOV - 8 2022

CARSON CITY  
PLANNING DIVISION

November 7, 2022

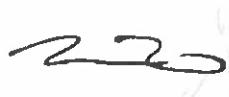
RE: LU-2020-0050 – Sierra Tahoe RV, Boat & Self Storage – Special Use Permit Extension

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,

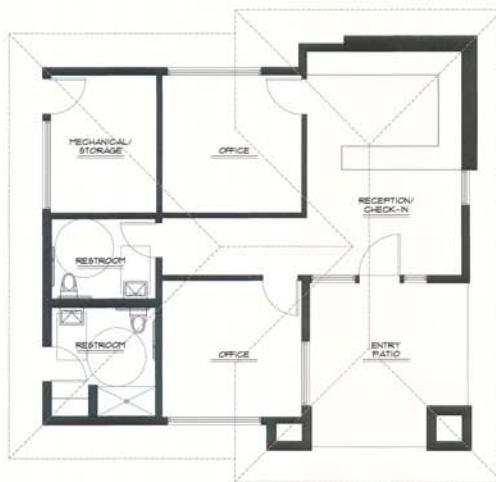
Attached is a formal request to extend the SUP for the Sierra Tahoe RV Boat & Self Storage project. Thank you in advance for your time and consideration. If you could please confirm receipt and let me know if there is anything else we need to do it would be greatly appreciated. Additionally, it is understood 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](mailto:mike@montevistaconsulting.com)  
575 E. Plumb Lane, Suite 101  
Reno, NV 89502



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

DRAWN BY	
CHECKED	
DATE	19/03/03
ROLE	AS SHOWN
JOB NUMBER	STR15
SHEET NUMBER	
<b>A4.1</b>	



## 1 OFFICE FLOOR PLAN



### 3 WEST ELEVATION



## 5 EAST ELEVATION



## 2 SOUTH ELEVATION

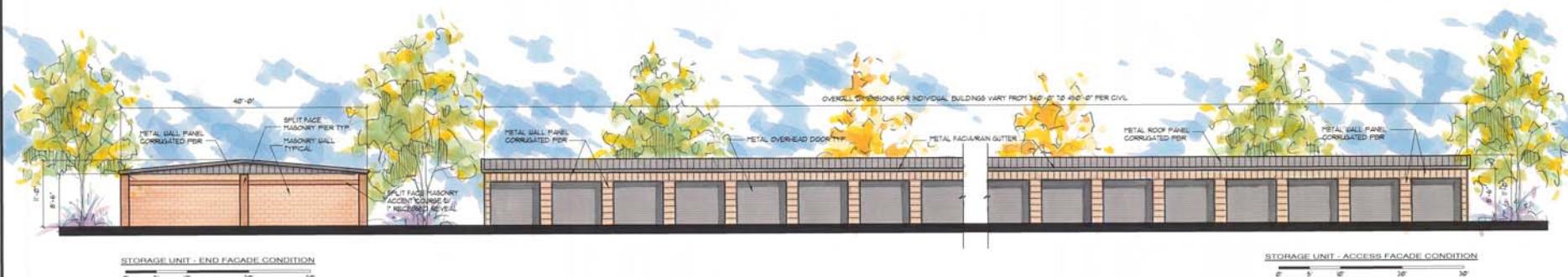
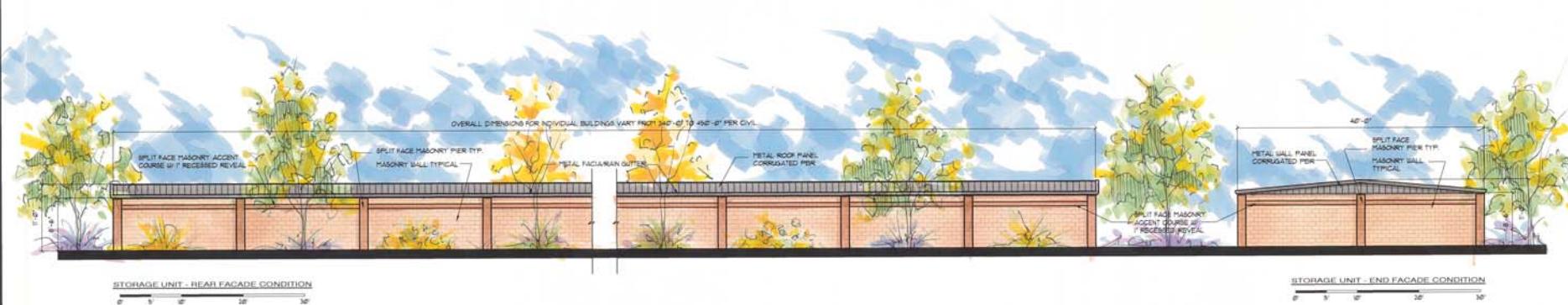


## 1 NORTH ELEVATION

# NEW RV BOAT & MINI STORAGE FACILITY FOR: SIERRA TAHOE RV BOAT & STORAGE

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

REVISIONS	DATE



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

MIN-STORAGE TYPICAL EXTERIOR BUILDING ELEVATIONS - REVISED SUP SUBMITTAL

ERICKSON INC.	
CHECKED BY	
DATE	
150023	
SCALE	
AS SHOWN	
JOB NUMBER	
STVS	
REVISION NUMBER	

A4.2

**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 MAPLE	ACER NIGRUM
GLECHMA TRICANTHOS	SYCAMORE
CLUCUS PALUSTRIS	SHADEMASTER HONELOCUST
CLUCUS RUBRA	PIN OAK
RED OAK	RED OAK

**SMALL/ACCENT TREES:**

BOTANICAL NAME	COMMON NAME
ACER GEMMATA	AMUR MAPLE
CERCIS CANADENSIS	EASTERN REBUD
Liquidambar styraciflua	SWEETGUM
MAHOGANY	PRIMROSE CHAMPAGNE
PLATANUS SPARRMAYERI	REDSPINE PLUM
PYRUS CALLERYANA 'REDSPINE'	REDSPINE PLUM

**EVERGREEN TREES: (6 Min. Height)**

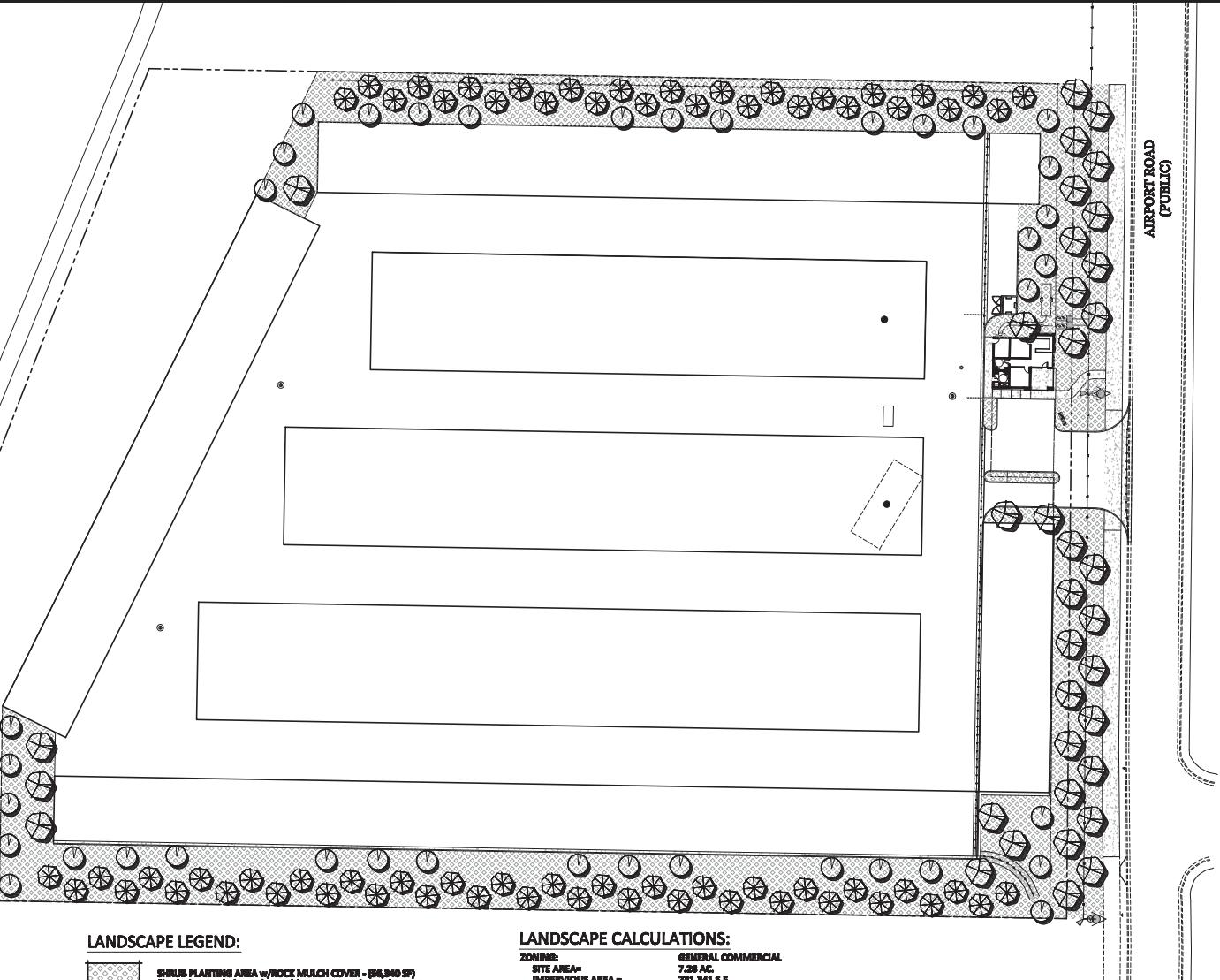
BOTANICAL NAME	COMMON NAME
Juniperus chinensis 'Torulosa'	HOLLYWOOD JUNIPER
Calocedrus decurrens	INCENSE CEDAR
Pinus strobus	COLORADO SPRUCE
Pinus flexilis 'Vanderwolf'	VANDERWOLF'S PINE
Pinus nigra	AUSTRIAN PINE

**SHRUBS/GROUNDCOVES/VINES: (5 Gal. Min.)**

BOTANICAL NAME	COMMON NAME
Rubus idaeus	BUTTERFLY PLANT
Campsis radicans	RED TRUMPET VINE
Gentia lutea	DAIRY BROOM
Photinia fraseri	REDTWIG PHOTINIA
Syringa vulgaris	COMMON LILAC

**PERENNIALS: (1 Gal.)**

BOTANICAL NAME	COMMON NAME
Echinacea purpurea	PURPLE CONEFLOWER
Gaultheria procumbens	INDIAN BLANKET FLOWER
Polygonatum multiflorum	RED SPIDER LILY
Ceratostylis tomentosum	RED SPIDER LILY
Penstemon atriplicifolius	SNOW-IN-SUMMER
	RUSSIAN SAGE

**LANDSCAPE LEGEND:**

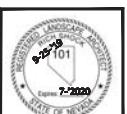
SHRUB PLANTING AREA w/ROCK MULCH COVER - (56,840 SF)  
Shrub sizes, varieties and quantities to meet code requirements.  
Place mulch @ 4" min. depth, over weed barrier fabric

**LANDSCAPE CALCULATIONS:**

ZONING:	GENERAL COMMERCIAL
SITE AREA:	7.26 AC.
IMPERVIOUS AREA:	221,361 S.F.
LANDSCAPE SUMMARY:	
LANDSCAPE AREA REQUIRED:	46,208 S.F. (20% of Impervious Area)
LANDSCAPE AREA PROVIDED:	56,840 S.F. (24.6 %)
TREE/SHRUB REQUIREMENTS:	
1 TREE/10 S.F. (543 TREES)	
Implements 3' SPACES/10 PAVING SPACES (7 SPACES = 1 TREE)	
and 1 TREE/10 LF STREET FRONTAGE (497 LF = 27 TREES)	
TOTAL TREES REQUIRED = 543 TREES	
TREES PROVIDED = 543 TREES	
6 SHRUBS per TREE REQUIRED = 3258 SHRUBS	

**PRELIMINARY  
LANDSCAPE PLAN**

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



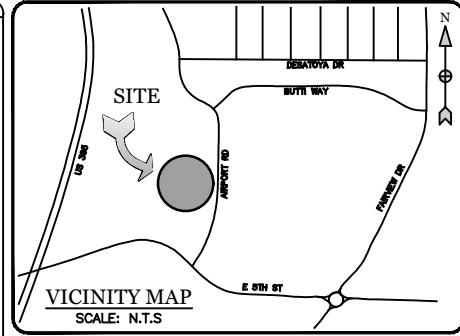
preliminary landscape plan for:  
SIERRA TAHOE RV, BOAT and SELF STORAGE  
Airport Road, Carson City, NV APN 010-041-76

JUL INFORMATION

FILED DATE: May 2023, REV Sept 2023  
SCALE: 1" = 30'-0"  
DRAWN BY: R. SHOCK  
CHECKED BY:  
PROJECT NUMBER: 238-19-008

L.1

SITE & GRADING LEGEND	
	AC: PAVED AREA
	CONCRETE AREA
	ACCESSIBLE PARKING SPACE W/ SIGN & PAVEMENT MARKINGS
	PEDESTRIAN ACCESS RAMP
	ACCESSIBLE ROUTE
	PARKING SPACE COUNT
	KEYNOTE (REF. CORRESPONDING LEGEND)
	PROPOSED UTILITY LINE W/ DESCRIPTION
	UTILITY
	EXISTING UTILITY LINE W/ DESCRIPTION
	MANHOLE W/ DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	CATCH Basin/Drain Inlet
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	SPOT ELEVATION (EXISTING) -- PROPOSED



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

SITE ANALYSIS	
AREA	7.28 AC
ZONING	RESIDENTIAL COMMERCIAL (R2)
SETBACK (Y/R/S)	0/0/0 FT <sup>2</sup>
BUILDING FOOTPRINT	455,235 S.F. 17%
PAVED/IMPERVIOUS	4162,470 S.F. 98%
LANDSCAPED/UNDEVELOPED	545,343 S.F. 1%
UNDEVELOPED	545,343 S.F. 1%

\*50' MIN. SETBACK FROM RESIDENTIAL & 10' MIN. LANDSCAPE SETBACK ALONG AIRPORT RD.

EARTHWORK ANALYSIS	
SITE AREA	7.28 AC
SITE DISTURBANCE	±1.0 AC
PROPOSED CUT	±12,000 YD <sup>3</sup>
PROPOSED FILL	±7,300 YD <sup>3</sup>
NET EARTHWORK	±4,700 YD <sup>3</sup> CUT

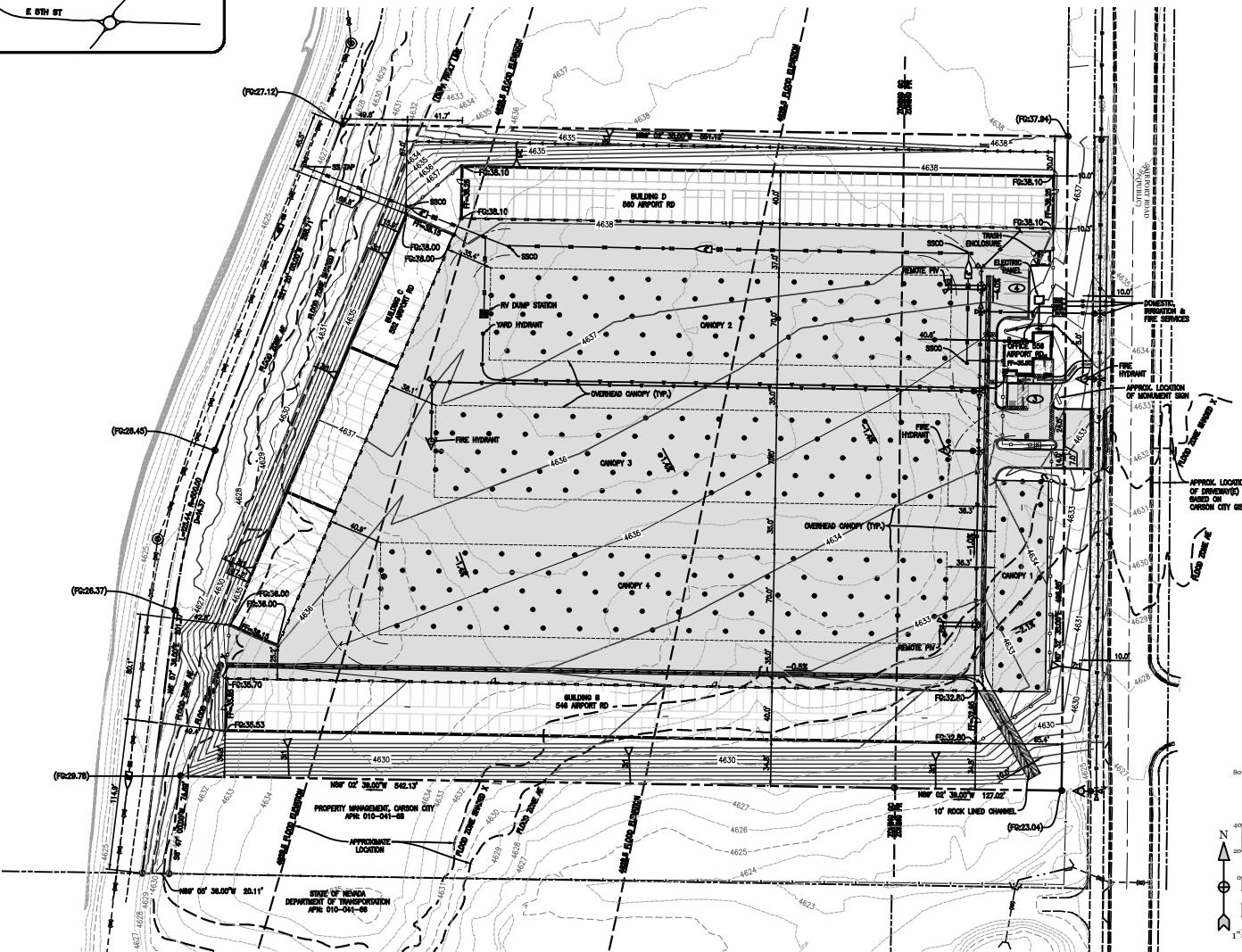
THESE QUANTITIES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AS THE DESIGN PROGRESSES. WORK WITH THE PROPERTY TO THE NORTH WHICH REQUIRES FILL MATERIAL. A MORE ADVANCED SITE MAY ultimately BE PROPOSED.

PARKING ANALYSIS			
USE	AREA (FT <sup>2</sup> )	Criteria	REQUIRED SPACES
OFFICE	800	1/200	4
TOTAL REQUIREMENT	SPACES PROVIDED	AREA SPACES	VM
3 SPACES	7	1	1

NOTES:

1. THE FIELD SURVEY PREPARED BY WOOD ROGGEN IS THE BASIS OF THIS DESIGN. INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
2. DUE TO RELOCATION OF THE EXISTING SURVEY MONUMENT "Y 257" DESCRIBED AS A DEDICATED SET IN CONCRETE STAMPED "Y 257 1983", THE MONUMENT IS LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 39, SOUTHEAST OF THE INTERSECTION OF THE HIGHWAY AND AIRPORT RD. 101 FEET WEST OF THE PUBLISHED ELEVATION OF 4635.40. THE NEW MONUMENT IS LOCATED AT THE 101' FEET WEST OF THE PUBLISHED ELEVATION = 4635.40.
3. THE POINT OF ELEVATION IS THE 1983 STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD 1983) VERTICALLY. ACCURACY REFERENCE NETWORK DATA 434-24-JAN-04, AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS "C0308" AND "Y037". THE REPOSITIONING OF CARSON CITY CONTROL MONUMENTS "C0308" AND "Y037" IS TAKEN AS SOUTH 31°45'44" WEST. ALL SURVEY POINTS ARE IN THE 1983 STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD 1983).
4. ALL WORK WITHIN THE CARSON CITY 100-YEAR FLOOD PLAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
5. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
6. ALL SPOT ELEVATIONS ARE IN FEET AND ARE MEASURED FROM THE CENTER OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. ALL PERMANENT STRIPPING, SURFACE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 EDITION OF THE NEVADA STATE HIGHWAY DESIGN STANDARDS.
8. THE ACCESSIBILITY ROUTE SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 5% OR A CROSS SLOPES.
9. EXISTING REFERENCE POINTS ARE LOCATED AS (20000101110).
10. THE SITE USES MANUAL FLOOD PLAIN ZONING AS (20000101110). ZONE A IS DEFINED AS AREAS WITHIN THE 1-PERCENT-ANNUAL CHANCE FLOOD OR 100-YEAR FLOOD. MODERATE FLOOD HAZARD AREA, ZONE X (SHADED) IS DEFINED AS A MODERATE FLOOD HAZARD AREA AND MAY BE LOCATED WITHIN THE 1-PERCENT-ANNUAL-CHANCE (100-YEAR) FLOOD. ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

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	IV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	CARSON CITY FIRE DEPARTMENT
POLICE	CARSON CITY SHERIFFS OFFICE



Revisions	
Date	12.18.2020
Drawn	HBA
Checked	MWV
Project No.	18.041

Site Plan  
C1.0  
1 of 1

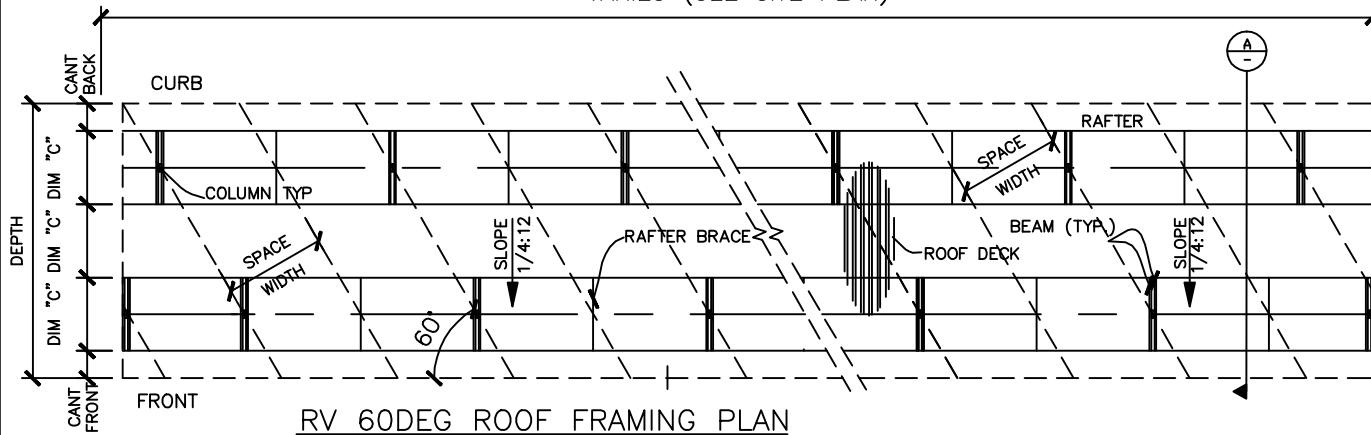


## Sierra Tahoe RV, Boat & Self Storage

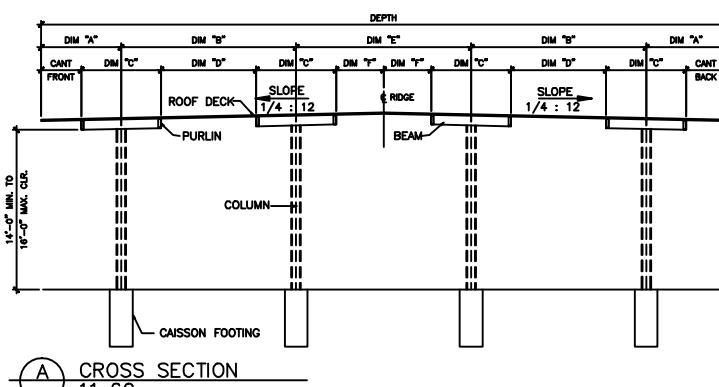
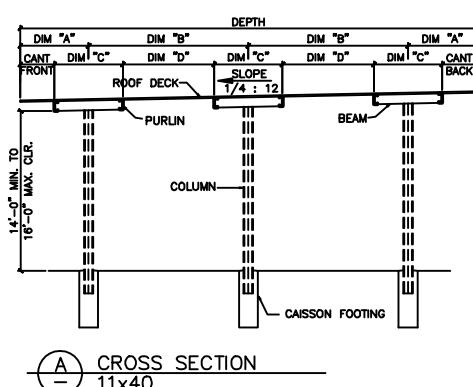
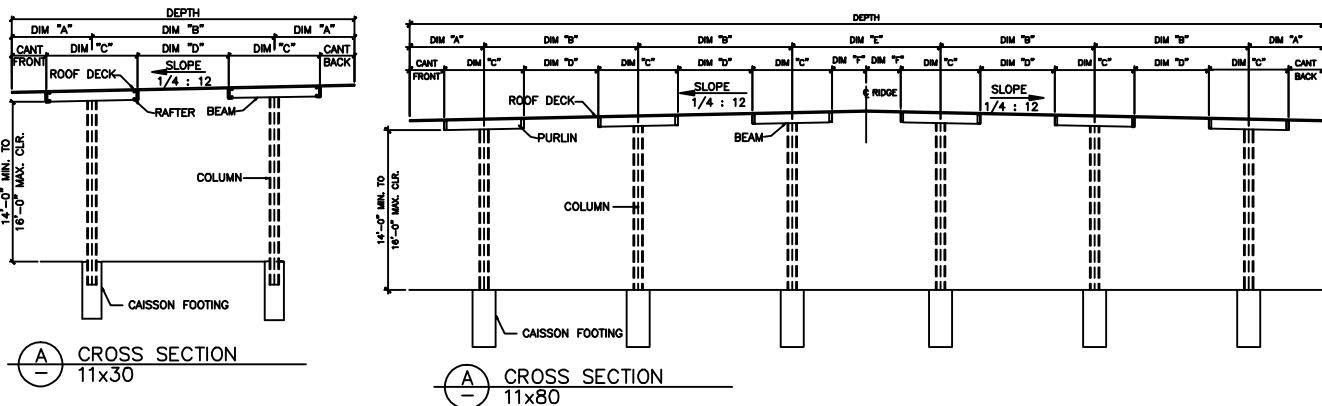
556 Airport Road | APN: 010-041-76 | Carson City | Nevada



VARIES (SEE SITE PLAN)



RV 60DEG ROOF FRAMING PLAN



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

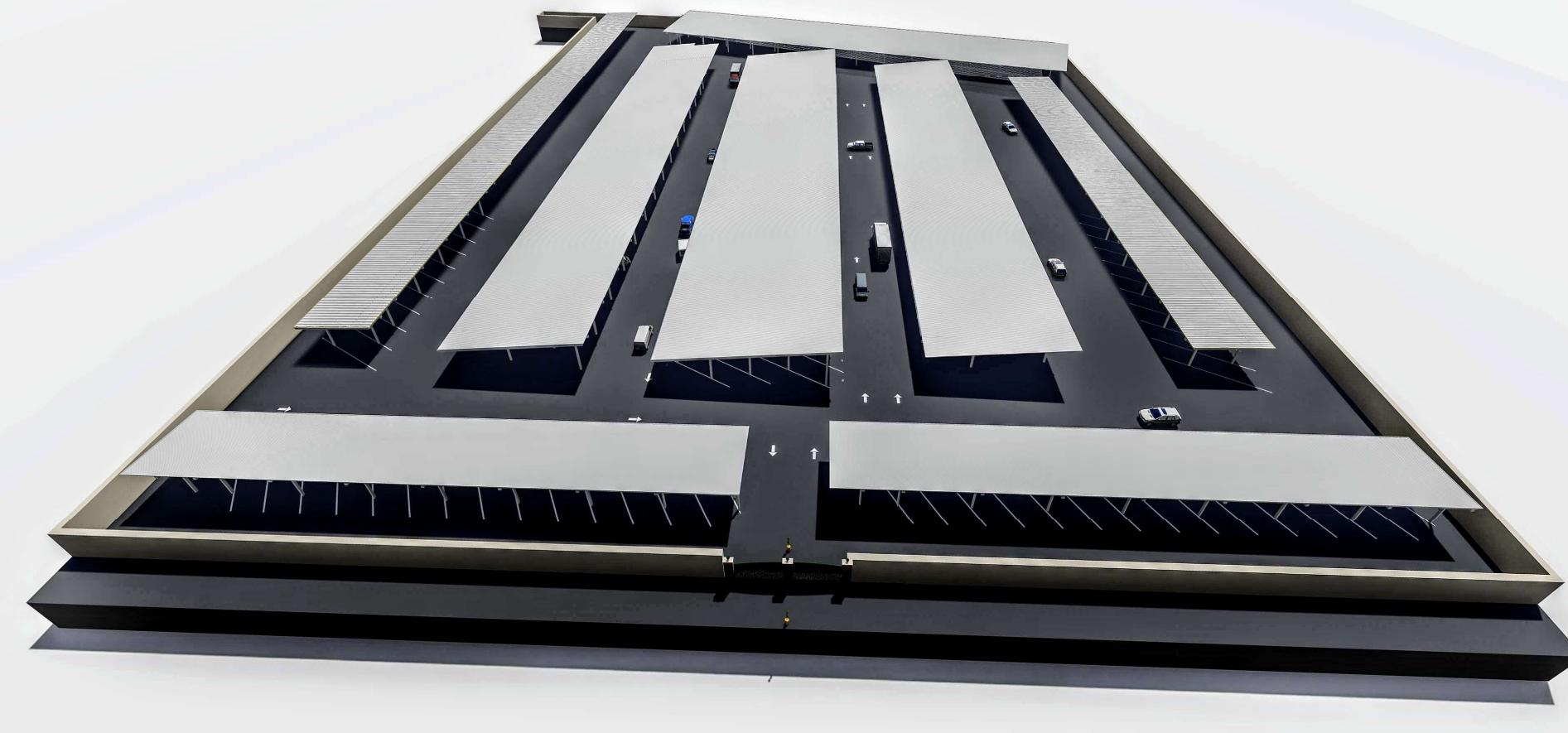
RV 60DEG STANDARD TYPES

BAJA

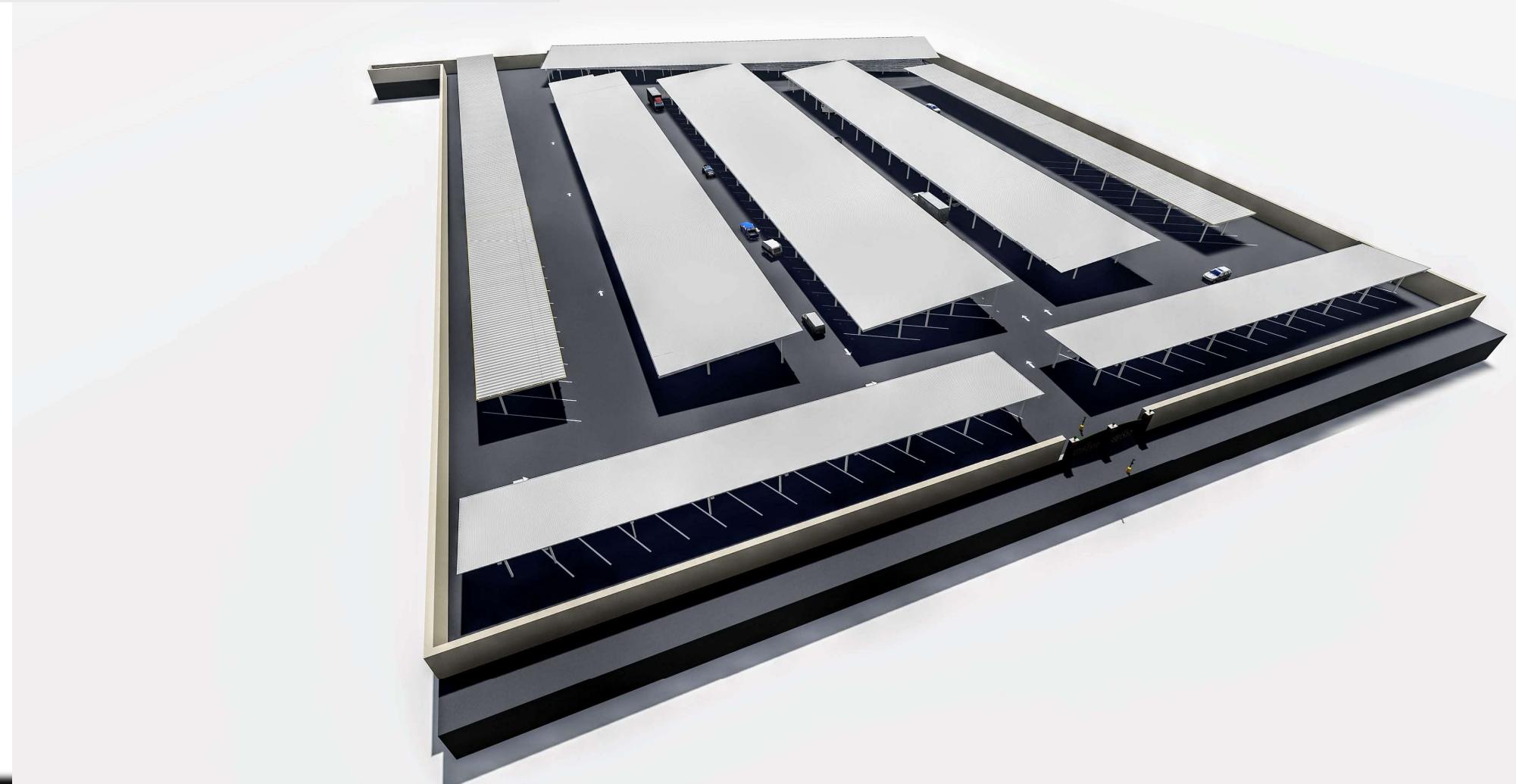
CONSTRUCTION CO., INC.  
223 FOSTER ST., MARTINEZ CA 94553  
1-800-366-9600 FAX: (925) 229-0161

SHEET

Page 1 of 2



3D RV LAYOUT (60 DEGREES)



RV COVER NON SOLAR 60 DEGREES







