

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF
JANUARY 25, 2023**

FILE NO: LU-2022-0541

AGENDA ITEM: 6.D

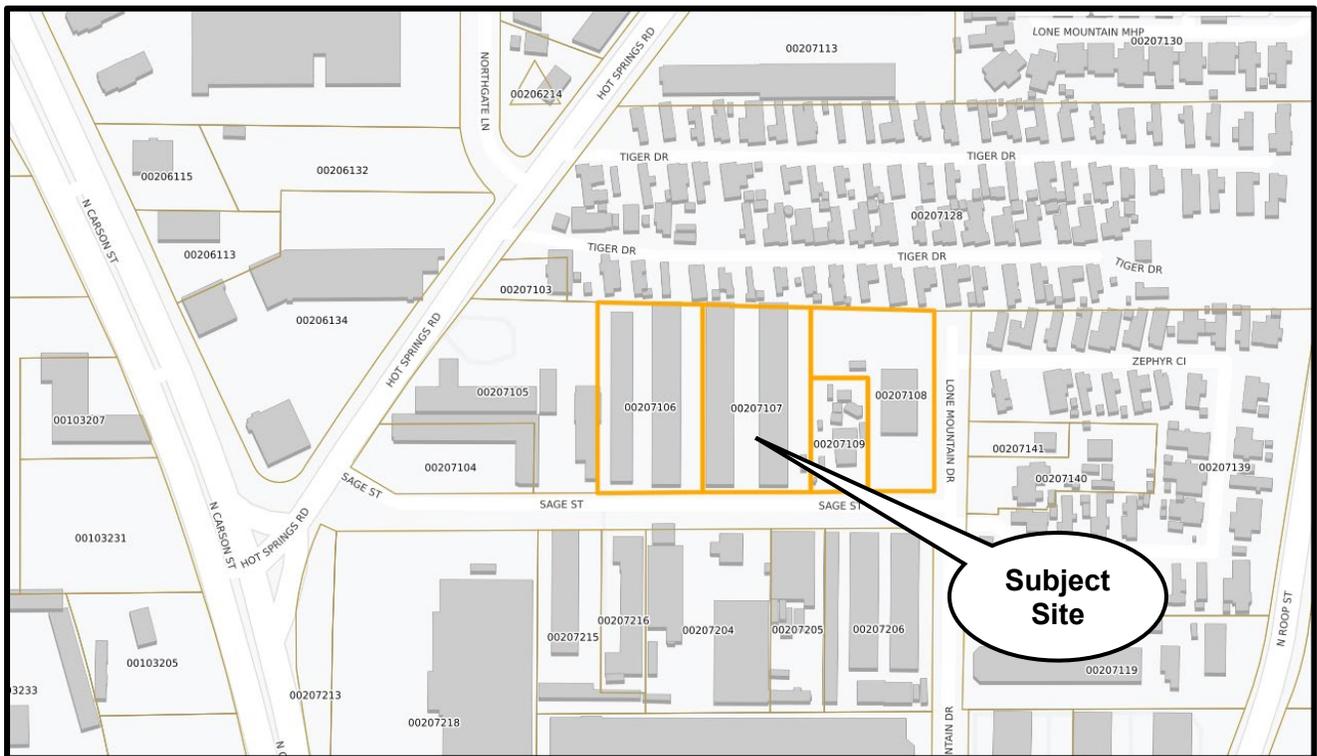
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from David Flaherty (“Applicant”) for a special use permit (“SUP”) for the expansion of an existing nonconforming personal storage facility onto adjacent properties and the continuation of existing non-conformities on a property zoned General Commercial (“GC”), located on the northwest side of the intersection of Sage Street and Lone Mountain Drive, Assessor’s Parcel Numbers (“APNs”) 002-071-06 through -09. (Heather Manzo, hmanzo@carson.org)

STAFF SUMMARY: The Applicant is requesting the construction of three new personal storage buildings to be located on two parcels to the east of the existing facility. The current use does not conform with all of the standards per Carson City Development Standards (“CCDS”) Division 1.10 (Personal Storage). Per Carson City Municipal Code (“CCMC”) 18.04.030 (Nonconforming Uses) and 18.04.135 (GC), a SUP is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve the special use permit LU-2022-0541 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 Planning Division of the Carson City Community Development Department ("Planning Division").
2. All on and off-site improvements shall conform to City standards and requirements.
3. The Applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Carson City Community Development, Planning Division ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one-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 approval of any permit associated with this request, the Applicant shall demonstrate that a reversion to acreage has been recorded combining Assessor Parcel Numbers 002-071-06 through -09 into one site.
6. Prior to the issuance of a site improvement permit, the Applicant shall demonstrate that an intersection control analysis has been performed at Sage Street and Lone Mountain Drive and that all recommended mitigations have been incorporated into the design.
7. Prior to the issuance of a site improvement permit, the Applicant must have plans approved that demonstrate sidewalk, curb, and gutter will be installed along the project frontages. All existing driveway aprons not shown to be utilized for this project shall be removed and replaced with sidewalk, curb and gutter. Sidewalk improvements shall include an Americans with Disabilities Act ("ADA") compliant ramp along the project frontage at the intersection of Sage Street and Lone Mountain Drive.
8. Prior to the issuance of a site improvement permit, the Applicant shall demonstrate that a public utility easement has been recorded along the project frontages. The Applicant may only reduce the public utility easement from the 10 foot wide requirement with the approval of all utility providers.
9. The hours of operation for the expansion area shall be limited to between 7:00 a.m. and 7:00 p.m.
10. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved that demonstrate that the landscape area complies with CCDS Division 3 to include a minimum six-foot-wide landscape buffer along the frontages of the expanded site.
11. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved that demonstrate that the project complies with the architectural standards contained in CCDS 1.1, buildings meet setbacks including a 26 foot setback for the two westernmost

buildings and a minimum eight foot setback on the easternmost building. The 20-foot-wide landscape buffer along the north portion of the site is not required.

12. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved that demonstrate compliance with the wall design requirement contained in CCDS 1.10 for the expansion area. If replacement fencing is necessary during the life of the project along the north project boundary on the existing site, the Applicant shall replace the chain link fence with a code compliant masonry wall.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.030 (Nonconforming Uses), and 18.04.135 General Commercial (“GC”), and CCDS Division 1.10 (Personal Storage)

MASTER PLAN DESIGNATION: Community/Regional Commercial

PRESENT ZONING: GC

KEY ISSUES: Will the proposed development be compatible with the surrounding neighborhood and be in keeping with the standards of CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: GC / mobile home park and single-family residence
- WEST: GC / commercial
- NORTH: GC / mobile home park
- SOUTH: GC /personal storage & commercial uses

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- EARTHQUAKE FAULT: beyond 500 feet from site
- FAULT ZONE: Zone 2 moderate severity
- SLOPE: The site is relatively flat

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±3.08 acres
- EXISTING DEVELOPMENT: personal storage, vacant childcare facility and single family to be demolished and redeveloped
- PROPOSED DEVELOPMENT: personal storage

DISCUSSION: The subject site consists of a total of four parcels and is adjacent to residential uses to the north and east. There is an existing personal storage facility located on the two westernmost parcels that do not comply with the setbacks and landscape buffer requirements along the north side of the site. The existing development is constructed with a zero foot setback from residential property to the north, does not comply with landscape standards and does not contain sidewalks along the frontages. The Applicant is requesting an expansion of the personal storage use which consists of three new storage buildings, perimeter fencing and site improvements. The existing development is comprised of two parcels that bisect existing buildings. In order to bring the existing site into conformance with code, and to ensure that building placement complies with code, the Applicant will need to record a reversion to acreage map that combines the site into one parcel prior to any development activities to construct the project commence. The Applicant is requesting a continuation of non-conforming improvements onto an expanded site that will incorporate the two parcels to the east of the existing facility. In particular, the Applicant has

requested a reduced building setback and elimination of the 20-foot-wide landscape buffer along the north side of the site. As contained in this report, staff is able to support the request to eliminate the 20 foot wide landscape buffer and to reduce the required building setback on the easternmost building from 20 feet to eight feet.

PUBLIC COMMENTS: Public notices were mailed on January 11, 2023 to 35 property owners and 298 mobile home park residents within 800 feet of the subject property. As of the writing of this report, staff had not received any public comments 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 January 25, 2023, 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.

Fire Department:

1. The project must comply with the 2018 International Fire Code (“IFC”) and Northern Nevada Fire Code amendments as adopted By Carson City.
2. The electric gate shall be provided with a Knox gate opener and master keys
3. Access shall be provided within 150 feet of all portions of the buildings
4. Any building over 5000 square feet shall be provided with automatic fire sprinklers.

Development Engineering:

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

- Prior to the issuance of a site improvement permit, the Applicant shall demonstrate that an intersection control analysis has been performed at Sage Street and Lone Mountain Drive and that all recommended mitigations have been incorporated into the design.
- Unused driveway aprons shall be removed and replaced with sidewalk, curb and gutter installed. Prior to the issuance of a site improvement permit, the Applicant must have plans approved that demonstrate sidewalk, curb, and gutter will be installed along the project frontages. Sidewalk improvements shall include an Americans with Disabilities Act (ADA) compliant ramp shall be installed at the intersection of Sage Street and Lone Mountain Drive.
- Prior to the issuance of a site improvement permit, the Applicant shall demonstrate that a public utility easement has been recorded along the project frontages. The Applicant may only reduce the public utility easement from the 10 foot wide requirement with the approval of all utility providers.

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:

The project must meet all CCDS and Standard Details including but not limited to the following:

- All existing Water Service lines on subject property that will not be used for proposed project will need to be abandoned at the main.

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

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 building layout as proposed will impact sight distance requiring mitigation for intersection control. The applicant will need to execute an intersection control analysis at Sage Street and Lone Mountain Drive and incorporate any recommended mitigations into the site improvement design. Sidewalks are required to be constructed along the frontages of parcels adjacent to Sage Street and an ADA compliant curb ramp must be installed at the northwest corner of Sage Street and Lone Mountain Drive, per CCDS 12.12. There are three driveways on Lone Mountain Drive and Sage Street that will no longer be used. The Applicant will be required to remove the unused driveways and to install curb, gutter and sidewalk.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: There is an existing 8-inch sewer main in Sage Street. This main is approximately 10% full depth/Diameter (“d/D”). There is sufficient capacity to serve the project.

Water: The applicant is required to provide a water main analysis demonstrating that the existing system can provide any required fire flow demands or provide other mitigations to the satisfaction of the Fire Department.

Storm Drain: The property is zoned X Shaded. There is sufficient capacity in the storm drain system in this area to accommodate the project.

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

The applicant is requesting a reduction to the required public utility easement from 10 feet wide to 6.5 feet wide along all commercial road frontages. A condition has been recommended to require the Applicant to obtain permission for the reduction from all public utilities providers, including but not limited to the Carson City Public Works, or meet the requirements set forth in CCMC.

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

Public Health: The project meets will meet engineering standards for health and safety if conditions are met.

Site slope: The site is relatively flat.

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.

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

1. Will be consistent with the master plan elements.

The Master Plan land use designation for the site is Community/Regional Commercial which

encourages a mix of retail and commercial services that meets a variety of community needs. The GC zoning district is consistent with the Community/Regional Commercial land use.

The proposed redevelopment of the easternmost two parcels will result in a lower intensity commercial use and will reduce the activity and potential impacts of the commercial site on adjacent residential properties. As proposed, and with recommended conditions, the proposal is consistent with the adopted Master Plan and Elements.

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.*

Activity related to a personal storage use is less intense than most of the other allowable uses within the GC zoning district. CCMC limits the hours of operation for personal storage to between 7:00 a.m. and 7:00 p.m. The existing facility consists of a series of storage buildings located perpendicular to Sage Street that has no controlled access. Since the property is not fenced, there is no way to control when storage units are accessed. The expansion is proposed on land that is directly adjacent to residences to the north and east and will not have internal circulation to the existing portion of the development as the buildings are constructed with zero foot setbacks. Since the new personal storage development will have gated access, a condition is recommended requiring the new personal storage areas to comply with the hours of operation contained in CCMC. Site lighting is required to be directed downward to limit lighting to the site without spillover across property lines.

The proposed personal storage use is generally passive and is not anticipated to be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood and will not result in objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

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

The building layout as proposed will impact sight distance requiring mitigation for intersection control. The applicant will need to execute an intersection control analysis at Sage Street and Lone Mountain Drive and incorporate any recommended mitigations into the site improvement design. The existing portions of the storage facility are improved with asphaltic concrete. These areas are not proposed to be modified and currently accommodate pedestrian traffic. The portion of the site proposed for redevelopment will require improvements adjacent to Sage Street and Lone Mountain Drive which include curb, gutter and sidewalk and an ADA compliant curb ramp at the northwest corner of Sage Street and Lone Mountain Drive, per CCDS 12.12. There are three driveways, two on Lone Mountain Drive and the easternmost driveway on Sage Street that will no longer be used. The Applicant will be required to remove the unused driveways and to construct curb, gutter and sidewalk. As proposed and with recommended conditions of approval, the project will not be detrimental to 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.*

Police and Fire protection and services exist to the site and are sufficient to serve the development.

There is sufficient sewer, water and storm drain system capacity to serve the project. The applicant will be required to provide a water main analysis at the time of building permit demonstrating that

the fire flow demands can be met to satisfaction of the Fire Department.

CCMC requires a 10-foot-wide public utility easement along all project street frontages. It does not appear there is an easement in place so the Applicant will need to have the easement recorded if not already established. The applicant is requesting a reduction to the required public utility easement from 10 feet wide to 6.5 feet wide along the project frontages. A reduction to the easement width will require approval from all utility providers. A condition is recommended to ensure that the easement is established, and that the width of the easement has been approved by the affected utilities.

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.*

Personal storage facilities must meet the provisions contained in CCDS 1.10. The Applicant is requesting a SUP for the expansion of a nonconforming use to allow for reduced setbacks and landscape areas along the north portion of their site. The Applicant has noted that a wall and landscape area located between the storage facility and other private property would create an attractive nuisance and would hinder their ability to monitor and manage activity on their property. The following summarizes the code requirements, whether the project is in compliance with the standard, the requested non-conforming expansion onto the new site, and whether the request can be supported by staff.

1. *A minimum of 60% of the lot's street frontage(s) shall be developed with retail and/or office space in the neighborhood business, retail commercial and tourist commercial (NB, RC and TC) zoning districts only.*

Staff Response: The site is located within the GC zoning district and this standard does not apply.

2. *A sight-obscuring entrance gate and perimeter opaque fence or wall shall be provided to screen views of individual storage units.*

Staff Response: The Applicant is proposing sight obscuring perimeter fencing and chain link gates along the north side of the property along Sage Street. As a part of the permitting process, the Applicant will need to demonstrate that the gates are also sight obscuring. There are additional requirements for fences and walls when a personal storage facility is adjacent to residential property. These additional standards would apply to the north and east project boundaries and are discussed under Standard No. 6 below.

3. *The architectural and site design of the retail/office building, storage units, perimeter fencing, lighting, and landscaping is subject to approval by the director. A metal pre-fabricated exterior office/retail building is prohibited.*

Staff Response: An office exists within the existing personal storage facility. The Applicant will be required to comply with the perimeter fencing, lighting, and landscaping standards except where a non-conforming improvement is specifically approved to be extended onto the new portion of the site. No new office space is proposed.

The easternmost building does not appear to comply with the architectural design standards contained in CCDS 1.1. The Applicant will need to incorporate vertical and horizontal articulation, changes in materials and colors in order to comply with the non-residential design standards. Changes to the site may result in the modification to the building elevation along Lone Mountain

Drive. Any changes to the design will need to comply with CCMC.

The Applicant is required to install a 6-foot-wide landscape buffer and sidewalks along the frontages of the new development area. There are additional requirements for fences and walls when a personal storage facility is adjacent to residential property. These additional standards would apply to the north and east project boundaries and are discussed under Standard No. 6 below.

The parking standard for storage facilities is 1 parking stall per 1,000 square feet of building area. It is likely that the building square footage will be reduced to meet code and the recommended conditions of approval. As proposed, the additional buildings require 25 parking stalls and the applicant has proposed 25 customer parking spaces within the storage facility area. These spaces will accommodate parking for customers who are accessing their storage units.

4. *No business activities other than storage shall be conducted within individual storage units.*

Staff Response: The Applicant will comply with this requirement.

5. *Outside storage is prohibited except as expressly permitted in Title 18 or the development standards. Storage containers may be utilized in industrial districts to house storage items within them. Temporary storage containers are allowed at construction sites for a maximum of 30 days, or as approved by the director after review of the individual construction schedule.*

Staff Response: There is no outside storage and no temporary containers proposed in association with this use. The Applicant will comply with this requirement.

6. *Additionally, storage units adjacent to residential areas shall:*
a. *Not exceed 14 feet in height (1 story);*

Staff Response: The proposed buildings are 9 feet 11 inches. The Applicant will be required to meet the maximum 14 foot building height standard.

b. *Have a minimum 20 foot landscape buffer and a solid 6 foot masonry wall located between the storage units and residential uses;*

Staff Response: The existing improvements do not include a 20-foot landscape buffer and wall between the storage facility and abutting residences to the north. The existing site improvements include a chain link fence with slats that serve as a visual buffer between uses along the north property line. The Applicant is proposing replacement of the existing chain link with a metal clad fence. CCMC requires a masonry wall between the storage units and residential uses. In this case staff would not support a change of fencing material on the existing site nor new construction of a fence on the new portion of the site. The Applicant will be required to construct a 6-foot-tall masonry wall along the north portion of their site along the areas where the use is being extended to the east. If the Applicant would like to upgrade the fencing along the north property line of the existing facility, the new fence will need be constructed of a masonry wall to comply with this standard.

The Applicant has noted that the incorporation of a 20-foot-wide landscape buffer between the project and adjacent private property would be an attractive nuisance and would pose concerns with the Applicant's ability to secure their site. Staff is recommending approval of the Applicant

request to eliminate the 20-foot-wide landscape buffer along the north side of the site.

c. Have limited hours of operation 7:00 a.m. to 7:00 p.m. unless otherwise approved by the planning commission;

Staff Response: The existing site does not have limited access and the hours of operation are not limited. A condition is recommended to require the Applicant to limit the operations of the new portion of the site to comply with this provision. Adherence to the limited hours of operation will ensure the expanded site will meet code to minimize the possible impacts of the development on adjacent residents.

d. Have a monument style sign not exceeding 6 feet in height.

Staff Response: The Applicant will comply with this standard.

7. Shared use parking shall not exceed 5% of total parking.

Staff Response: There are no shared uses so this standard does not apply.

8. Must meet the definition as defined in CCMC 18.03.

Staff Response: The request is consistent with a personal storage use as defined in CCMC 18.03.

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

The personal storage use is in keeping with the character of Sage Street. The requested expansion of non-conforming improvements, with recommended conditions of approval will provide for a screened and secure personal storage facility that will not be detrimental to public health, safety, convenience and welfare.

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

The proposed project is located within a neighborhood that consists of personal storage facilities, commercial uses, and residences that are within a commercial zoning district. The proposed expansion of a non-conforming personal storage facility with recommended conditions will not result in material damage or prejudice to surrounding properties.

Attachments:

Application LU-2022-0541

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

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:**
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)

- CD or USB DRIVE with complete application in PDF**

Application Received and Reviewed By:

Submittal Deadline: Planning Commission application submittal schedule.

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

FILE #

APPLICANT **PHONE #**
 David Flaherty (415) 370-8609

MAILING ADDRESS, CITY, STATE, ZIP
 3705 Ramsey Ct, El Sobrante, CA 94803

EMAIL ADDRESS

PROPERTY OWNER **PHONE #**
 David Flaherty (415) 370-8609

MAILING ADDRESS, CITY, STATE, ZIP
 3705 Ramsey Ct, El Sobrante, CA 94803

EMAIL ADDRESS

david@nestorypark.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Mark Sullivan (312) 561-5322

MAILING ADDRESS, CITY STATE, ZIP
 444 N Michigan Ave. Suite 1850, Chicago, IL 60601

EMAIL ADDRESS

cpayne@sgwarch.com

Project's Assessor Parcel Number(s):

002-071-07

Street Address

218 Sage St. , Carson City, NV 89706

Project's Master Plan Designation

MPR-2022-0406

Project's Current Zoning

MFA & SF6

Nearest Major Cross Street(s)

Hot Springs Rd & Lone Mountain Dr

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. New construction of three (3) 1-story, drive-up storage buildings and rehab of existing storage buildings, office, and other amenities at 218 Sage St.

PROPERTY OWNER'S AFFIDAVIT

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

[Signature]
 Signature

1 Belvidere Drive, Mill Valley, CA 94941

Address

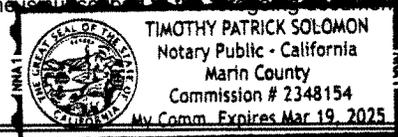
12-13-22
 Date

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

STATE OF NEVADA *Marin County*)
 COUNTY *Marin*)

On 12-13, 2022, David Flaherty, 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.

[Signature]
 Notary Public



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.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature

Mark Sullivan

Print Name

11.28.2022

Date

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: 218 Sage Street

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 (6.1 a)?
- 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)?

The proposed project site is located at 218 Sage Street, Carson City, NV.

The project will consist of rehab and renovation of the existing, 1-story drive-up storage buildings on site (4 total), including the existing office spaces and other amenities as well as new construction of three (3) 1-story drive-up storage buildings to the East of the existing structures. This will involve the demolition of the existing 1-story structures on the East site to accommodate the new construction.

The project is seeking a Special Use Permit to extend the existing non-conforming use of the site. To address concerns related to screening, the project will be screened from the adjacent parcels through the construction of an opaque, 6 foot tall, metal clad fence on the North of the lot. On the East, the site will be screened by a solid 11' high façade of the Easternmost storage building. Additionally, the site will include a 6' - 5" continuous landscape buffer along the East.

The project will conform to the Municipal Code of Carson City, NV as well as the adopted codes below:

- 2018 Northern Nevada Amendments
- 2018 Northern Nevada Fire Amendments
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Property Maintenance Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 Wildland Urban Interface Code
- 2018 Uniform Mechanical Code • 2018 Uniform Plumbing Code
- 2017 National Electrical Code • 2009 ICC/ANSI A117.1

The anticipated construction type of the new 1-story buildings will be IBC II-A and we do not anticipate any deep foundations for this project.

This document serves to address the Special Use Permit Application Findings. Items are numbered in accordance with the Carson City Municipal Code section 18.02.080(5).

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

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

RESPONSE:

The project will be in keeping with the goals of the Master Plan by:

1. Utilizing energy efficient lighting and fixtures (where applicable). Additionally, the site is located outside of the primary floodplain and geological hazards.
2. Renovating the existing, nearly 50-year-old property to encourage reuse for years to come. Additionally, the site will expand upon the already in-place commercial facilities to encourage additional use.
3. Utilizing durable materials at the exterior of the new construction (corrugated metal panels / roofing) as well as utilizing similar materials for the opaque screening wall at the North of the site.

ITEM 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.

RESPONSE:

1. The project is an expansion of the existing use of the site. The current self-storage facility consists of 4, 1-story buildings and has been in use for nearly 50 years.
2. The project will expand on this use through the construction of 3, new 1-story buildings (matching the height of the existing). Additionally, the scope of the project will include renovations to the existing property (new paint and cosmetic repair at both the exterior and interior of the existing office / apartment space.). The site will be screened on the North by the construction of a new, 6' -0" H, opaque metal fence. At the East, the solid metal clad wall of the Easternmost building will screen the interior of the site.

3. The project will provide landscape buffers at the East and South property lines of the site which directly face the adjacent properties. All outdoor lighting will be downward facing and will be primarily located at the interior drive aisles of the project – screened from view from the adjacent properties.
4. The project will increase self-storage capacity in the area and look to improve the appearance of the existing buildings on site.

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

RESPONSE:

While the capacity will be increased, the project will include on-site parallel parking stalls (including accessible parking) to keep the increased vehicular traffic off the adjacent streets.

ITEM 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.

RESPONSE:

1. The project will not have a direct impact on the school district.
2. The project will be constructed in accordance with local building and fire codes.
3. We do not anticipate increased water usage on-site. New construction is limited to single-story, drive-up storage units.
4. Drainage will be handled via site sloping. New construction will drain towards interior of property.
5. We do not anticipate increased sewage disposal on site.
6. Site will be paved to match existing, and a new curb-cut will be proposed for access to the new storage buildings.

ITEM 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.

RESPONSE:

The project will be an addition to an existing use (self-storage).

ITEM 6: Will not be detrimental to the public health, safety, convenience and welfare

RESPONSE:

The project will be an extension of the existing use and will be constructed in accordance with local building codes to ensure that the project will not be detrimental to public health, safety, convenience, and welfare.

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

RESPONSE:

The project will look to improve the existing facilities and site conditions through renovation. The new construction will look to match the existing site building height and will be screened from view from the adjacent properties.

Carson City Property Inquiry

Property Information

| | | | |
|-----------------------|---|----------------------------------|---------|
| Parcel ID | 002-071-06 | Parcel Acreage | 1.0000 |
| Tax Year | 2023 <input type="button" value="v"/> | Assessed Value | 139,734 |
| Land Use Group | COM | Tax Rate | 0.0000 |
| Land Use | 400 - General Commercial | Total Tax | \$0.00 |
| Zoning | GC | Fiscal Year (2023 - 2024) | |
| Tax District | 010 | Total Unpaid All Years | \$0.00 |
| Site Address | 216 SAGE ST 212 SAGE ST 214 SAGE ST | Pay Taxes | |
| Neighborhood | Comm - N Carson Retail | | |
| Public Notes | 212 SAGE ST #2 - 52 UNITS, AVERAGE STORY HEIGHT: 8 FT 212 SAGE ST #1 - 75 UNITS, AVERAGE STORY HEIGHT: 8 FT, | | |

Sketches & Photos

Converted Sketch



| Assessments | | | | |
|---------------|----------------|----------------|---------------|----------------|
| Taxable Value | Land | Building | Per. Property | Totals |
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 228,690 | 170,549 | 0 | 399,239 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 228,690 | 170,549 | 0 | 399,239 |

| Assessed Value | Land | Building | Per. Property | Totals |
|----------------|---------------|---------------|---------------|----------------|
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 80,042 | 59,692 | 0 | 139,734 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 80,042 | 59,692 | 0 | 139,734 |

| | New Land | New Const. | New P.P. |
|---------------|----------|------------|----------|
| Residential | 0 | 0 | 0 |
| Com / Ind. | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 |
| Totals | 0 | 0 | 0 |

| Assessor Descriptions | | | | | | |
|-----------------------|-----------------------|-------------|---------|----------|-------|-------------|
| Year | Assessor Descriptions | Subdivision | Section | Township | Range | Block & Lot |
| Current Year 2023 | | | | | | |
| 2023 | | | | | | |

No Personal Exemptions

No Billing Information

| Payment History | | | | |
|-----------------|---------------|------------|------------|---------------|
| | Fiscal Year | Total Due | Total Paid | Amount Unpaid |
| + | (2022 - 2023) | \$4,239.15 | \$4,239.15 | \$0.00 |
| + | (2021 - 2022) | \$3,966.52 | \$3,966.52 | \$0.00 |
| + | (2020 - 2021) | \$3,783.68 | \$3,783.68 | \$0.00 |
| + | (2019 - 2020) | \$3,652.22 | \$3,652.22 | \$0.00 |
| + | (2018 - 2019) | \$3,484.96 | \$3,484.96 | \$0.00 |

Show 5 More (22)

| | |
|--|---|
| <p>⊖ Related Names</p> | |
| <p>CURRENT Mail To FOR 2023 (2023 - 2024)</p> <p>Name FDP GLEN ALLEN LLC Mailing Address 1 BELVEDERE DR MILL VALLEY, CA, 94941 Status Current Account</p> | <p>CURRENT OWNER FOR 2023 (2023 - 2024)</p> <p>Name FDP GLEN ALLEN LLC Mailing Address Status Current Account</p> |

⊕ Structure 1 of 3

⊕ Structure 2 of 3

⊕ Structure 3 of 3

| <p>⊖ Sales History</p> | | | | | | |
|---|------------------------|----------------------------|-----------|---|---|-------------|
| <p>DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN</p> | | | | | | |
| Year | Document # | Document Type | Sale Date | Sold By | Sold To | Price |
| 2023 | 535065 | GRANT BARGAIN SALE DEED | 8/29/2022 | ROBBIE JONES JONES FAMILY REVOCABLE TRUST | FDP GLEN ALLEN LLC | \$4,000,000 |
| 2021 | 519449 | AFFIDAVIT DEATH OF TRUSTEE | 4/22/2021 | JONES FAMILY REVOCABLE TRUST JAMES JONES ROBBIE JONES | JONES FAMILY REVOCABLE TRUST ROBBIE JONES | \$0 |

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

| | | | |
|-----------------------|--|----------------------------------|-----------|
| Parcel ID | 002-071-07 | Parcel Acreage | 1.0000 |
| Tax Year | 2023 | Assessed Value | 144,252 |
| Land Use Group | COM | Tax Rate | 0.0000 |
| Land Use | 400 - General Commercial | Total Tax | \$0.00 |
| Zoning | GC | Fiscal Year (2023 - 2024) | |
| Tax District | 010 | Total Unpaid | \$0.00 |
| Site Address | 218 SAGE ST | All Years | |
| Neighborhood | Comm - N Carson Retail | | Pay Taxes |
| Public Notes | 218 SAGE ST #1 - AVERAGE STORY HEIGHT: 8 FT, 50 UNITS 218 SAGE ST #2 - 46 UNITS | | |

Sketches & Photos

Converted Sketch

The sketches show two identical rectangular units. Each unit is 270 feet wide and 40 feet high. The text 'MINI STORAGE 10800.0 sf' is centered within each rectangle.

| Assessments | | | | |
|---------------|----------------|----------------|---------------|----------------|
| Taxable Value | Land | Building | Per. Property | Totals |
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 228,690 | 183,458 | 0 | 412,148 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 228,690 | 183,458 | 0 | 412,148 |

| Assessed Value | Land | Building | Per. Property | Totals |
|----------------|---------------|---------------|---------------|----------------|
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 80,042 | 64,210 | 0 | 144,252 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 80,042 | 64,210 | 0 | 144,252 |

| | New Land | New Const. | New P.P. |
|---------------|----------|------------|----------|
| Residential | 0 | 0 | 0 |
| Com / Ind. | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 |
| Totals | 0 | 0 | 0 |

| Assessor Descriptions | | | | | | |
|-----------------------|-----------------------|-------------|---------|----------|-------|-------------|
| Year | Assessor Descriptions | Subdivision | Section | Township | Range | Block & Lot |
| Current Year 2023 | | | | | | |
| 2023 | | | | | | |

No Personal Exemptions

No Billing Information

| Payment History | | | | |
|---|---------------|------------|------------|---------------|
| | Fiscal Year | Total Due | Total Paid | Amount Unpaid |
| + | (2022 - 2023) | \$4,356.21 | \$4,356.21 | \$0.00 |
| + | (2021 - 2022) | \$4,076.01 | \$4,076.01 | \$0.00 |
| + | (2020 - 2021) | \$3,888.23 | \$3,888.23 | \$0.00 |
| + | (2019 - 2020) | \$3,753.15 | \$3,753.15 | \$0.00 |
| + | (2018 - 2019) | \$3,581.28 | \$3,581.28 | \$0.00 |
| <input type="button" value="Show 5 More (22)"/> | | | | |

Related Names

| CURRENT Mail To FOR 2023 (2023 - 2024) | | CURRENT OWNER FOR 2023 (2023 - 2024) | |
|--|--|--------------------------------------|--------------------|
| Name | FDP GLEN ALLEN LLC | Name | FDP GLEN ALLEN LLC |
| Mailing Address | 1 BELVEDERE DR MILL VALLEY, CA, 94941 | Mailing Address | |
| Status | Current | Status | Current |
| Account | | Account | |

Structure 1 of 3

Structure 2 of 3

Structure 3 of 3

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

| Year | Document # | Document Type | Sale Date | Sold By | Sold To | Price |
|------|------------------------|----------------------------|-----------|---|---|-------------|
| 2023 | 535065 | GRANT BARGAIN SALE DEED | 8/29/2022 | ROBBIE JONES JONES FAMILY REVOCABLE TRUST | FDP GLEN ALLEN LLC | \$4,000,000 |
| 2021 | 519449 | AFFIDAVIT DEATH OF TRUSTEE | 4/22/2021 | JONES FAMILY REVOCABLE TRUST JAMES JONES ROBBIE JONES | JONES FAMILY REVOCABLE TRUST ROBBIE JONES | \$0 |

No Genealogy Information

No Taxing Entity Information

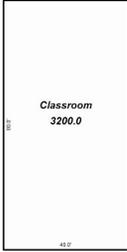
Carson City Property Inquiry

Property Information

| | | | |
|---------------------|---|-----------------------|---------|
| Parcel ID | 002-071-08 | Parcel | 0.7500 |
| Tax Year | 2023 <input type="button" value="v"/> | Acreage | |
| Land Use | COM | Assessed Value | 143,598 |
| Group | | Tax Rate | 0.0000 |
| Land Use | 400 - General Commercial | Total Tax | \$0.00 |
| Zoning | GC | Fiscal Year | |
| Tax District | 010 | (2023 - 2024) | |
| Site Address | 2210 LONE MOUNTAIN DR | Total Unpaid | \$0.00 |
| Neighborhood | Comm - N Carson Retail | All Years | |
| Public | AVERAGE STORY HEIGHT: 9 FT, ROOFED PORCH, * PACKAGE | | |
| Notes | HEATING AND COOLING, GAS | | |

[Pay Taxes](#)

Sketches & Photos

| | |
|--|---|
| <p>Converted Sketch</p>  | <p>Converted Parcel Image</p>  |
|--|---|

| Assessments | | | | |
|---------------|----------------|----------------|---------------|----------------|
| Taxable Value | Land | Building | Per. Property | Totals |
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 184,994 | 225,287 | 0 | 410,281 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 184,994 | 225,287 | 0 | 410,281 |

| Assessed Value | Land | Building | Per. Property | Totals |
|----------------|---------------|---------------|---------------|----------------|
| Residential | 0 | 0 | 0 | 0 |
| Com / Ind. | 64,748 | 78,850 | 0 | 143,598 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 64,748 | 78,850 | 0 | 143,598 |

| | New Land | New Const. | New P.P. |
|---------------|----------|------------|----------|
| Residential | 0 | 0 | 0 |
| Com / Ind. | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 |
| Totals | 0 | 0 | 0 |

| Assessor Descriptions | | | | | | |
|-----------------------|-----------------------|-------------|---------|----------|-------|-------------|
| Year | Assessor Descriptions | Subdivision | Section | Township | Range | Block & Lot |
| Current Year 2023 | | | | | | |
| 2023 | | | | | | |

No Personal Exemptions

No Billing Information

| Payment History | | | | |
|-----------------|---------------|------------|------------|---------------|
| | Fiscal Year | Total Due | Total Paid | Amount Unpaid |
| + | (2022 - 2023) | \$3,733.60 | \$3,733.60 | \$0.00 |
| + | (2021 - 2022) | \$3,457.20 | \$3,457.20 | \$0.00 |
| + | (2020 - 2021) | \$3,332.31 | \$3,332.31 | \$0.00 |
| + | (2019 - 2020) | \$3,216.54 | \$3,216.54 | \$0.00 |
| + | (2018 - 2019) | \$3,069.23 | \$3,069.23 | \$0.00 |

Show 5 More (22)

| | |
|---|---|
| <p>⊖ Related Names</p> | |
| <p>CURRENT OWNER FOR 2023 (2023 - 2024)</p> <p>Name FDP GLEN ALLEN LLC</p> <p>Mailing Address</p> <p>Status Current</p> <p>Account</p> | <p>CURRENT Mail To FOR 2023 (2023 - 2024)</p> <p>Name FDP GLEN ALLEN LLC</p> <p>Mailing Address 3705 RAMSEY CT EL SOBRANTE, CA, 94803</p> <p>Status Current</p> <p>Account</p> |

⊕ Structure 1 of 2

⊕ Structure 2 of 2

| <p>⊖ Sales History</p> | | | | | | |
|---|------------------------|-------------------------|------------|----------------------|--------------------|-----------|
| <p>DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN</p> | | | | | | |
| Year | Document # | Document Type | Sale Date | Sold By | Sold To | Price |
| 2023 | 536290 | GRANT BARGAIN SALE DEED | 10/21/2022 | CHILKUR LLC | FDP GLEN ALLEN LLC | \$710,400 |
| 2016 | 470982 | GRANT BARGAIN SALE DEED | 12/23/2016 | EDMUNDS FAMILY TRUST | CHILKUR LLC | \$270,000 |

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

| | | | |
|-----------------------|-------------------------------|----------------------------------|--------|
| Parcel ID | 002-071-09 | Parcel Acreage | 0.3300 |
| Tax Year | 2023 | Assessed Value | 44,065 |
| Land Use Group | RES | Tax Rate | 0.0000 |
| Land Use | 200 - Single Family Residence | Total Tax | \$0.00 |
| Zoning | GC | Fiscal Year (2023 - 2024) | |
| Tax District | 010 | Total Unpaid | \$0.00 |
| Site Address | 300 SAGE ST | All Years | |
| Neighborhood | Book 2, Northgate Area | | |

[Pay Taxes](#)

Public Notes 189 SF GLASS ENCL PORCH, LIVING RM, DINING AREA

Sketches & Photos

Converted Sketch

The sketch shows two rectangular areas. The top area is labeled 'ATTIC' and has dimensions: 11'0" (width), 11'0" (depth), 11'0" (height), and 11'0" (width). The bottom area is labeled 'Residence' and has dimensions: 32'0" (width), 27'0" (depth), 11'0" (height), and 27'0" (width). Below the residence area, it says 'GLASS ENCL PORCH'.

| Assessments | | | | |
|---------------|---------------|---------------|---------------|----------------|
| Taxable Value | Land | Building | Per. Property | Totals |
| Residential | 83,000 | 42,899 | 0 | 125,899 |
| Com / Ind. | 0 | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 83,000 | 42,899 | 0 | 125,899 |

| Assessed Value | Land | Building | Per. Property | Totals |
|----------------|---------------|---------------|---------------|---------------|
| Residential | 29,050 | 15,015 | 0 | 44,065 |
| Com / Ind. | 0 | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 | 0 |
| Pers. Exempt | | | | 0 |
| Total | 29,050 | 15,015 | 0 | 44,065 |

| | New Land | New Const. | New P.P. |
|---------------|----------|------------|----------|
| Residential | 0 | 0 | 0 |
| Com / Ind. | 0 | 0 | 0 |
| Agricultural | 0 | 0 | 0 |
| Exempt | 0 | 0 | 0 |
| Totals | 0 | 0 | 0 |

| Assessor Descriptions | | | | | | |
|-----------------------|-----------------------|-------------|---------|----------|-------|-------------|
| Year | Assessor Descriptions | Subdivision | Section | Township | Range | Block & Lot |
| Current Year 2023 | | | | | | |
| 2023 | | | | | | |

No Personal Exemptions

No Billing Information

| Payment History | | | | |
|-----------------|---------------|------------|------------|---------------|
| | Fiscal Year | Total Due | Total Paid | Amount Unpaid |
| + | (2022 - 2023) | \$1,042.28 | \$1,042.28 | \$0.00 |
| + | (2021 - 2022) | \$884.88 | \$884.88 | \$0.00 |
| + | (2020 - 2021) | \$933.99 | \$933.99 | \$0.00 |
| + | (2019 - 2020) | \$889.78 | \$889.78 | \$0.00 |
| + | (2018 - 2019) | \$865.49 | \$865.49 | \$0.00 |

Show 5 More (22)

| | |
|---|---|
| <p>⊖ Related Names</p> | |
| <p>CURRENT OWNER FOR 2023 (2023 - 2024)</p> <p>Name FPD GLEN ALLEN LLC</p> <p>Mailing Address</p> <p>Status Current</p> <p>Account</p> | <p>CURRENT Mail To FOR 2023 (2023 - 2024)</p> <p>Name FPD GLEN ALLEN LLC</p> <p>Mailing Address 3705 RAMSEY CT EL SOBRANTE, CA, 94803</p> <p>Status Current</p> <p>Account</p> |

⊕ Structure 1 of 2

⊕ Structure 2 of 2

| <p>⊖ Sales History</p> <p style="text-align: center;">DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN</p> | | | | | | |
|--|------------------------|-------------------------|------------|-----------------|--------------------|-----------|
| Year | Document # | Document Type | Sale Date | Sold By | Sold To | Price |
| 2023 | 536289 | GRANT BARGAIN SALE DEED | 10/21/2022 | DONALD SULLIVAN | FPD GLEN ALLEN LLC | \$425,000 |
| 2023 | 536288 | QUITCLAIM DEED | 10/21/2022 | MARION PETERS | DONALD SULLIVAN | \$0 |

No Genealogy Information

No Taxing Entity Information

The proposed project site is located at 218 Sage Street, Carson City, NV. The project will consist of rehab and renovation of the existing, 1-story drive-up storage buildings on site (4 total), including the existing office spaces and other amenities as well as new construction of three (3) 1-story drive-up storage buildings to the East of the existing structures. This will involve the demolition of the existing 1-story structures on the East site to accommodate the new construction on the adjacent parcel.

The project is seeking a Special Use Permit to extend the existing non-conforming use of the site to the adjacent parcel for construction of (3) 1-story drive-up storage buildings. The existing site does not currently comply with landscape requirements and minimum setbacks for Personal Storage use at the Southside of the property. At the north, the property does not comply with the screening requirements for properties adjacent to residential lots. The property also does not comply with the 10' utility easement at the South of the property.

We are requesting these deviations as the conditions we are proposing are the predominant existing conditions on the block. No similar landscape setbacks are provided on the existing or neighboring properties. No easement setback is provided on the existing storage property so an easement added to the new portion would serve no functional purpose. We believe that the setbacks along the residential use to the north and east will result in a public nuisance with an area for people to congregate between buildings in areas designated for landscape. Allowing us to fence to the property line creates a more secure site. To address concerns related to screening from the adjacent residential neighbors, the project will be screened on the north with a 6' -high opaque fence and on the east by a solid 11' high façade of the Easternmost storage building. Our aim is to upgrade a site that has not seen work in several decades and to create a contiguous development with a homogenous appearance and we believe that added setbacks would preclude us from doing that.

The proposed project will provide improvements to the existing site. These improvements include:

1. 6' continuous landscape buffer at the new construction along the Sage Street and Lone Mountain Drive frontages
2. Cosmetic upgrades to the existing 1-story buildings
3. New 6' tall, opaque fencing for site screening at adjacent residential properties at North side of lot
4. New on-site parking at new construction buildings.

The project will conform to the Municipal Code of Carson City, NV as well as the adopted codes below:

- 2018 Northern Nevada Amendments
- 2018 Northern Nevada Fire Amendments
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code

- 2018 International Property Maintenance Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 Wildland Urban Interface Code
- 2018 Uniform Mechanical Code • 2018 Uniform Plumbing Code
- 2017 National Electrical Code • 2009 ICC/ANSI A117.1

The anticipated construction type of the new 1-story buildings will be IBC II-A and we do not anticipate any deep foundations for this project.



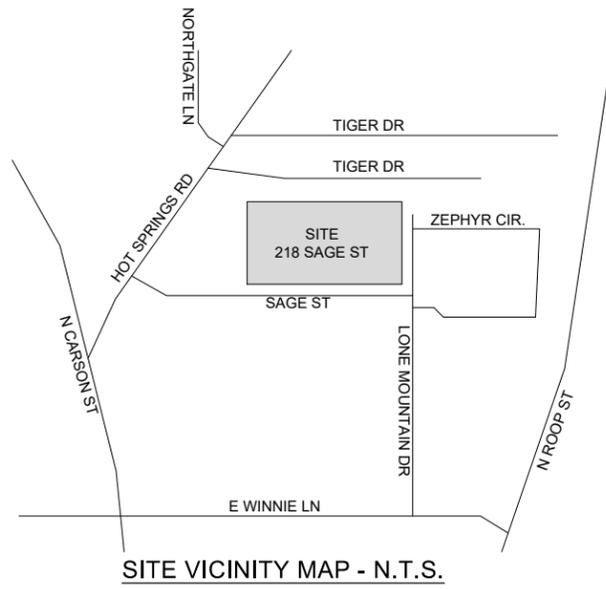
218 SAGE STREET, CARSON CITY, NV

SPECIAL USE PERMIT

DECEMBER 09, 2022

LIST OF EXHIBITS

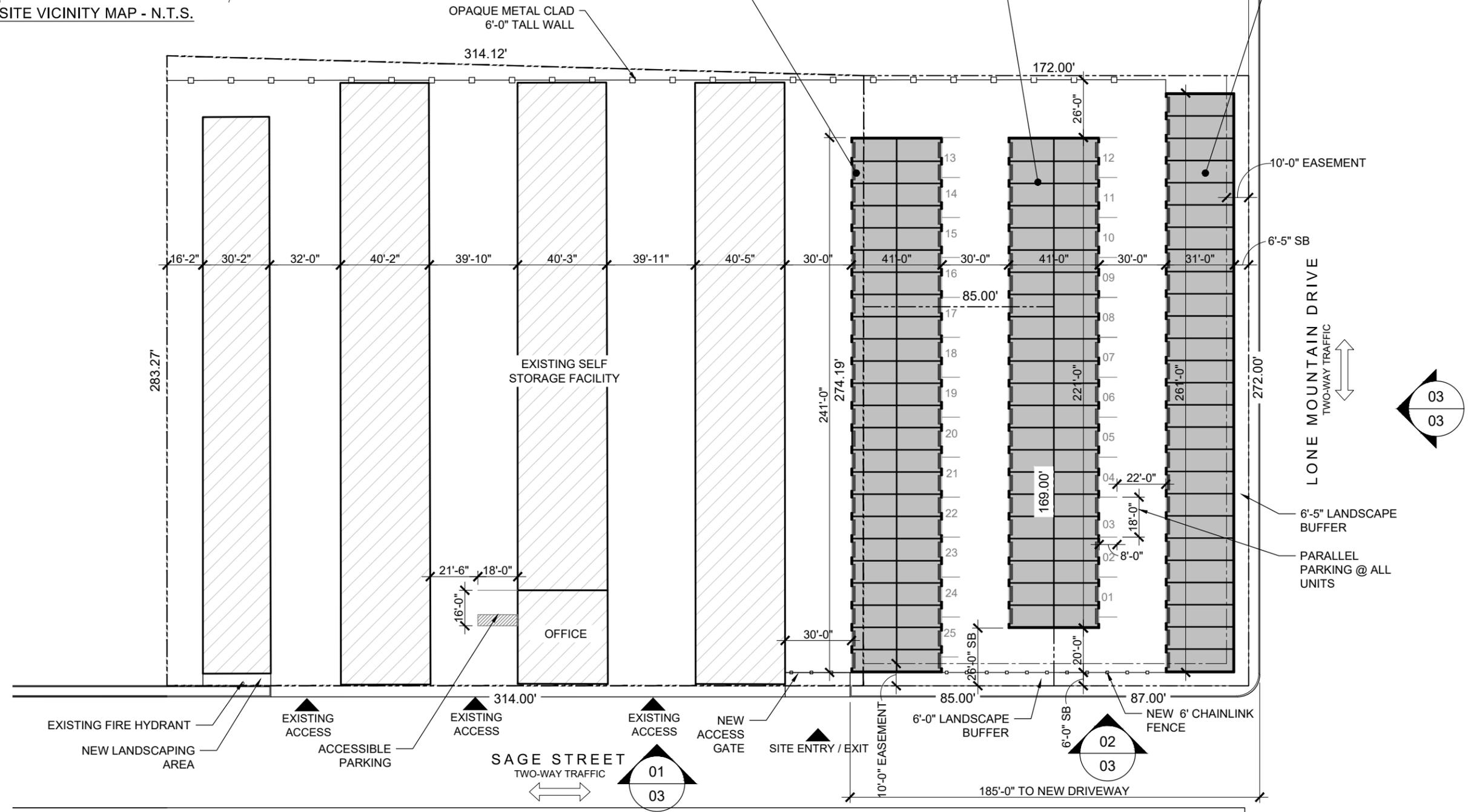
1. SITE PLAN
2. FLOOR PLAN
3. ELEVATIONS



BUILDING A
PROPOSED NEW SELF STORAGE FACILITY
9,881 GROSS SF
9,881 NET SF

BUILDING B
PROPOSED NEW SELF STORAGE FACILITY
9,061 GROSS SF
9,061 NET SF

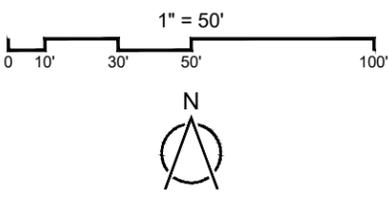
BUILDING C
PROPOSED NEW SELF STORAGE FACILITY
8,091 GROSS SF
8,091 NET SF



ARCHITECT:
SGW ARCHITECTS
MARK SULLIVAN
444 N. MICHIGAN AVE, SUITE 1801
CHICAGO, IL, 60601
cpayne@sgwarch.com 312.561.5322

SPECIAL USE PERMIT

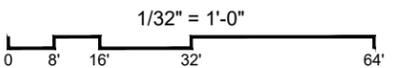
218 SAGE STREET
CARSON CITY, NV
APN# 002-071-07



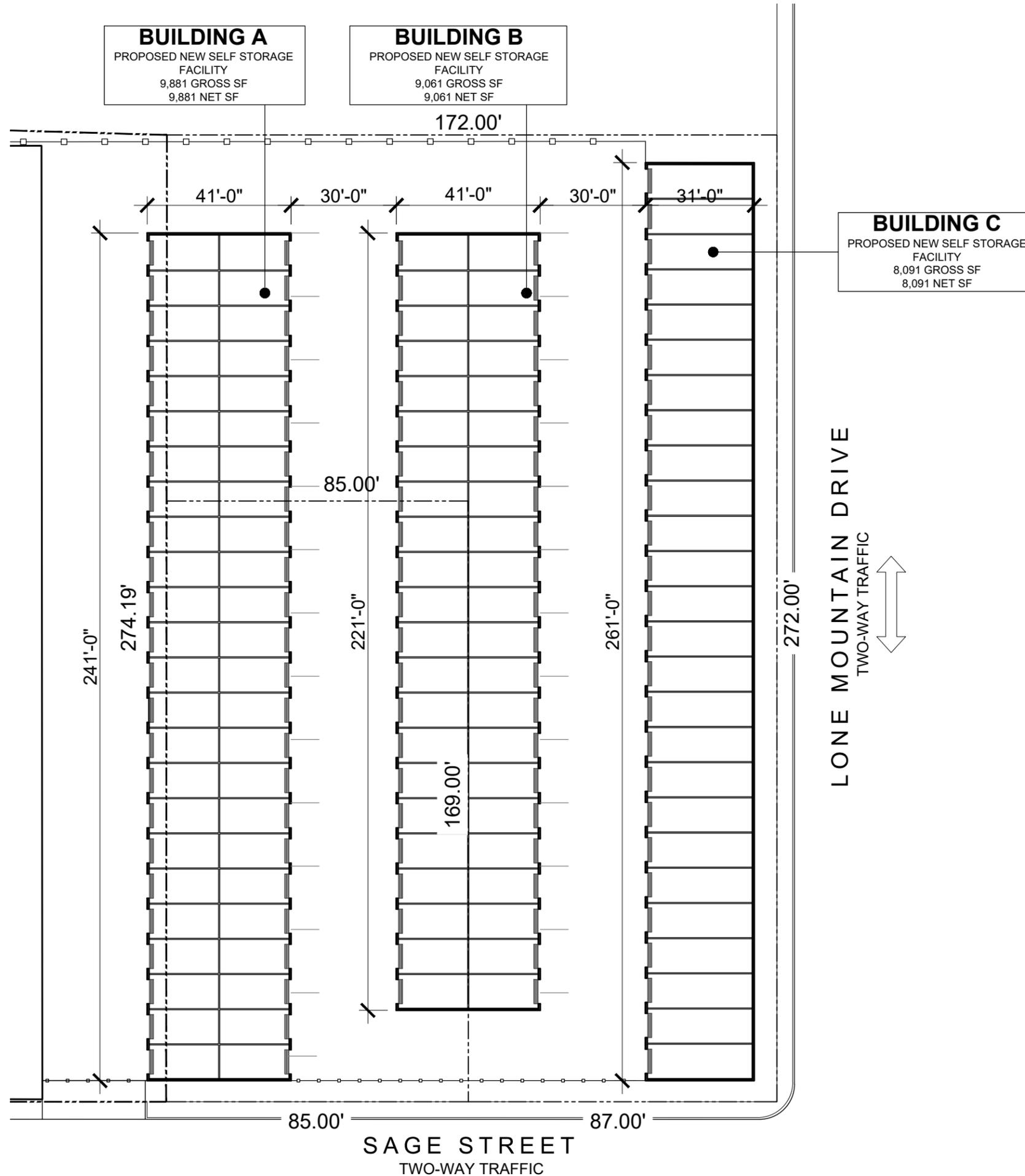
SITE PLAN

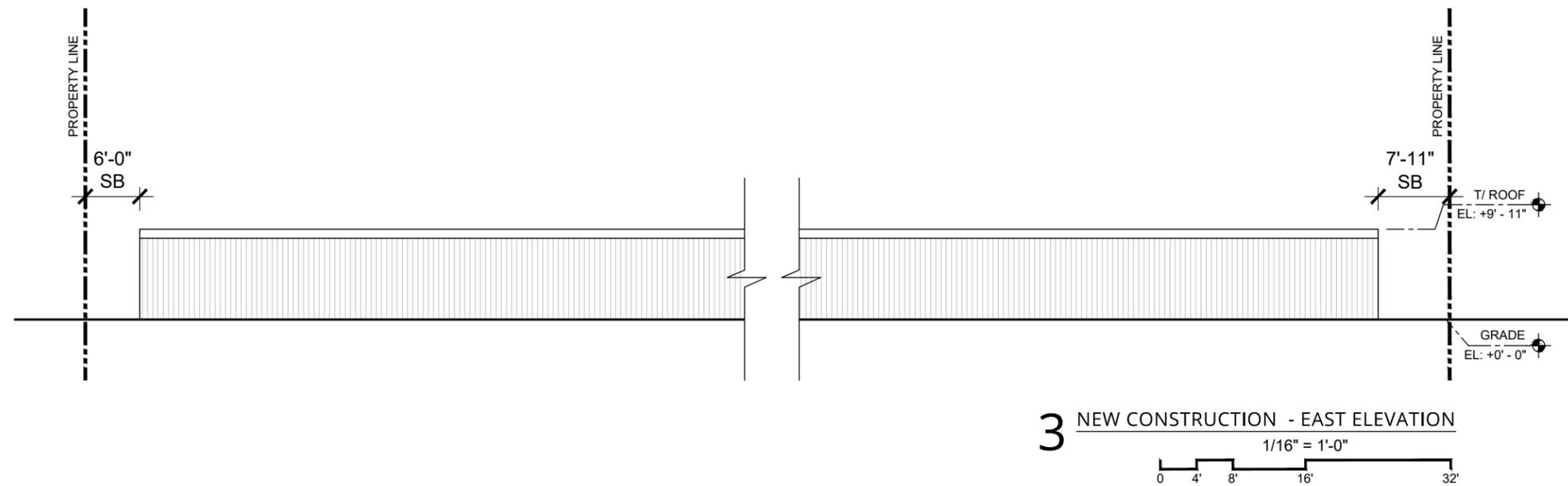
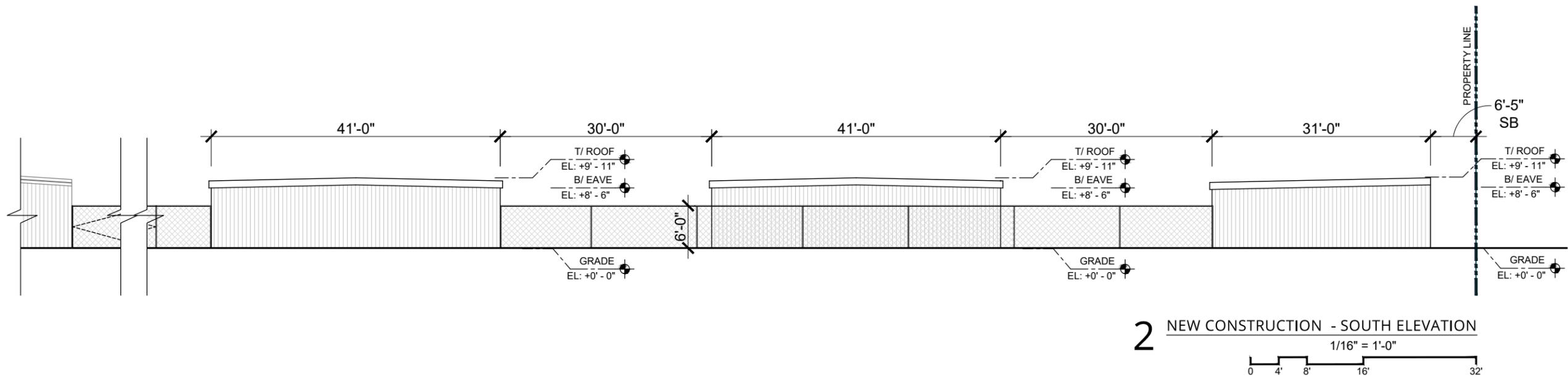
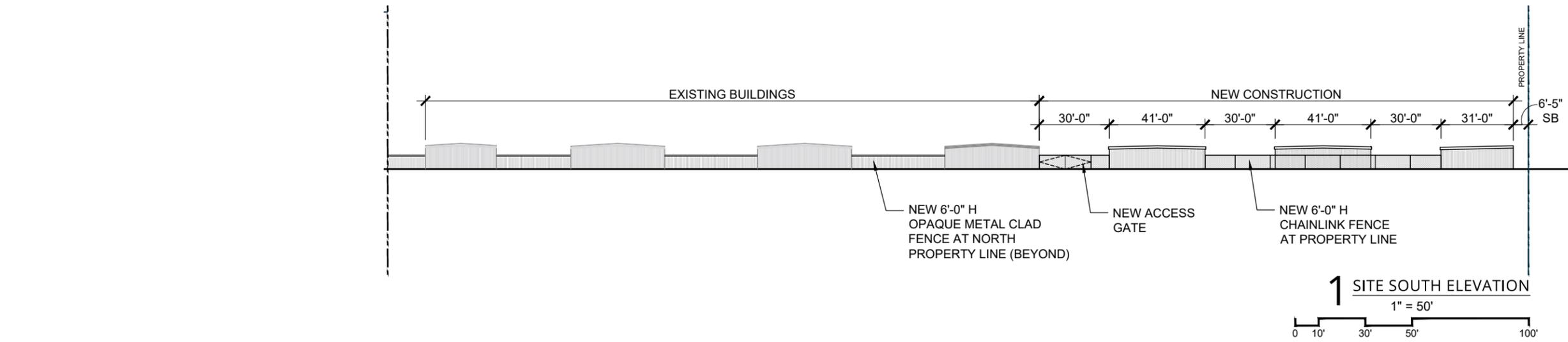
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FLOOR PLAN

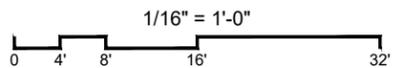




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ELEVATIONS