

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 31, 2023

FILE NO: LU-2023-0150

AGENDA ITEM: 13.C

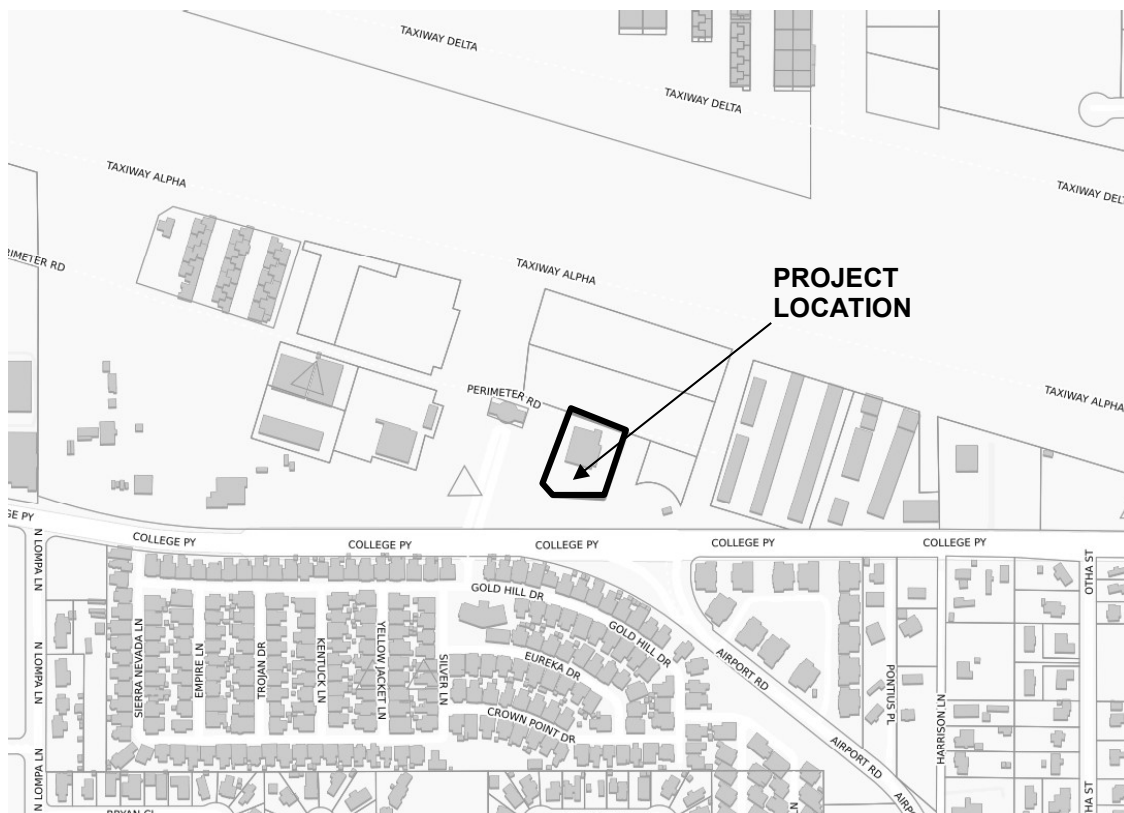
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Carson Tahoe Executive, LLC ("Applicant") for a special use permit ("SUP") to allow for the construction of a fuel storage facility on property zoned Public Regional ("PR"), located at 2640 College Parkway, Assessor's Parcel Number ("APN") 005-011-83. (Heather Ferris, hferris@carson.org)

Summary: The Applicant is proposing to construct a fuel storage facility at the Carson City Airport. Per Carson City Municipal Code ("CCMC") 18.04.185, a use may only be established in the "PR" zoning district subject to an SUP. The Planning Commission is authorized to approve the SUP.

RECOMMENDED MOTION: "I move to approve LU-2023-0150 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning Division of the Carson City Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval 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.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.170 (Public Regional)

MASTER PLAN DESIGNATION: Public / Quasi-Public & Parks & Recreation

ZONING DISTRICT: Public ("PR")

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional / airport

EAST: Public Regional / airport

WEST: Public Regional / airport

SOUTH: Retail Commercial / mobile home park and apartments

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (area of minimal risk)

EARTHQUAKE FAULT: Zone II (Moderate) beyond 500 feet

SLOPE/DRAINAGE: Site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1 acres

STRUCTURE SIZE: Existing hangar and office space approx. 9,600 square feet; proposed fuel storage tanks 12,000 gallon and 20,000 gallons within a 1,650 square foot footprint.

VARIANCES REQUESTED: None

DISCUSSION:

The subject property is a lease parcel approximately 1 acre in size and is located north of College Parkway and south of Taxiway Alpha on the Carson City Airport property. The applicant is proposing the construction of a new fuel storage facility including a 12,000-gallon tank for the storage of AVGas and a 20,000-gallon tank for the storage of Jet-A fuel. The tanks that will be installed are designed to be bullet proof, auto crash proof, and fire rated. Fuel will be transferred

from the tanks to a fuel truck and the fuel trucks will fill the airplanes. The fuel storage facility will help to support the aviation community as a whole, including medivac flights.

Per CCMC 18.04.185, a use may only be established in the “PR” zoning district subject to an SUP. The Planning Commission is authorized to approve an SUP.

PUBLIC COMMENTS:

Public notices were mailed to 40 property owners and 260 mobile homes within 1050 feet of the subject site on May 17, 2023. As of the writing of this report, staff has received three written public comments which are included as attachments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 31, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering Division:

The Development Engineering Division of the Carson City Public Works Department (“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 Carson City Development Standards and Standard Details including but not limited to the following:
 - Carson City Drainage Manual requirements for High-use sites.

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 proposed Project will have little or no detrimental effect on vehicular or pedestrian traffic in the area.

CCMC 18.02.080(5)(d) - Public Services

The proposed project will not overburden existing public services and facilities, including schools, police, municipal water system, sanitary sewer, and public roads.

Due to the proposed project having the potential to generate high concentrations of oil due the frequent transfer of oil and/or other petroleum products, the proposed project must follow the requirements in the drainage manual for a high-use site.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

Earthquake faults: There are no faults within 500 feet of the proposed project site.

FEMA flood zones: Property is in Unshaded X zone, therefore there are no special flood requirements.

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.

Fire Department:

1. Project must comply with the 2018 International Fire Code (IFC) and northern Nevada Fire Code amendments as adopted By Carson City
2. Project shall meet or exceed all NFPA requirements for fuel transfer and storage
3. The project shall adhere to the Truck-to-Truck Transfer Operations Manual as agreed upon by the Airport Manager, Fire Marshal, John Linder, Brad Kost with Stellar Aviation

FINDINGS:

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

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

The subject property is in the Public/Quasi-Public ("PQP") master plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals, and other similar uses. The proposed project is consistent with the intent of the PQP master plan designation as it is located on the Carson City Airport property and involves the construction a fuel storage facility to serve the airport.

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.*

The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The project involves the construction fuel storage facility to serve the airport. The design and construction requirements will mitigate potential impacts to neighboring properties.

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

The construction of a fuel storage facility to serve the airport will not create a detrimental effect on vehicular or pedestrian traffic. There will be no change to traffic patterns. The fuel storage facility is located on a lease parcel within the airport property and will serve the general aviation community utilizing the Carson City airport.

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.

The proposed construction fuel storage facility will not overburden or create a demand on public services or facilities. It will provide for the storage of aviation fuels for use on the airport.

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.*

The primary purpose of the Public Regional zoning (CCMC 18.04.185) is to accommodate federal, state, and city facilities and uses whose main purpose is to sustain wide regional needs. The construction of a fuel storage facility is consistent with this purpose as it is serving the aviation community at the Carson City Airport. Per CCMC 18.04.185 the use may only be established or modified subject to a special use permit. In the PR zoning district, setbacks and heights are determined as part of the special use permit. Proposed improvements associated with the fuel storage facility will be over 100 feet from the northern most property line; approximately 10 feet from the southern property line and over 50 from College Parkway; approximately 15 feet from the eastern property line; and approximately 75 feet from the western property line. The tanks will be approximately 10 feet tall with pipes and valves standing at least another 2 feet above the top of the tank. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The facility will be located on a lease parcel within the airport property and will serve the general aviation community at the airport. The tanks are designed to be bullet proof, auto crash proof, and are fire rated. Additionally, the facility will be constructed consistent with the requirements in the building and fire codes. This use will not be detrimental to the public health, safety, convenience and welfare.

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

The project is proposed at the Carson City Airport and includes the construction of a fuel storage facility on a lease parcel at the airport. The tanks are designed to be bullet proof, auto crash proof, and are fire rated. Additionally, the facility will be constructed consistent with the requirements in the building and fire codes. Therefore, the use will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Public Comments
Application LU-2023-0150

May 19, 2023 Fri.

To: Planning Commission.

The idea of placing a FUEL STORAGE facility at Carson City Airport on College Parkway is a TERRIBLE request. A mobile ^{home} Park of many residents is right across the street.

I have a better idea. Why not instead of a fuel (what type of fuel?) storage facility there lets have a nuclear waste facility dumping ground there. Makes no sense.

This could possibly be EXTREMELY ~~HAZAROUS~~ ^{HAZAROUS}.
Stop this idea of putting this fuel storage facility NOW!

Mr. Adam Metrov

21 Gold Hill Dr

Carson City NV 89706

301-
telephone: 775-~~775~~-6016

RECEIVED

MAY 22 2023

CARSON CITY
PLANNING DIVISION

Cecilia Rice

From: jeanne larson <jmlarson45@gmail.com>
Sent: Monday, May 22, 2023 7:56 AM
To: Planning Department
Subject: Airport Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

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

Your notice does not state a purpose for this expansion, therefore I am assuming it is to bring in junkets for the casinos. Surely more people cannot afford private plans for entertainment/recreation and definitely not for commuting to their jobs.

We already suffer from air and noise pollution so I am definitely not in favor of this idea.

Jeanne Larson
22 Crown Point Drive
Comstock Village

Heather Ferris

From: Heather Ferris
Sent: Monday, May 22, 2023 10:50 AM
To: The Wrights
Subject: RE: Fuel storage facility

Karen-

I've received your email and it will be forwarded to the Planning Commission for their consideration. I've also responded to your questions below.

1. The facility would be built in compliance with all building department and fire department requirements. The tanks would be bullet proof, automobile crash proof, and fire rated.
2. The facility would be used specifically for the storage of aviation fuels and would serve the aviation community utilizing the Carson City Airport.
3. The use will not result in a significant increase in traffic. It will be located on the airport property and will serve the aviation community.

The staff report packet will be available at the link below by the end of this week should you wish to review the information. I hope this helps to answer your questions.

[Planning Commission Agendas with Supporting Materials | Carson City](#)

Thank you,

Heather

Heather Ferris

Planning Manager

108 E. Proctor Street

Carson City, NV 89701

775-283-7080



From: The Wrights <wrgtbook@yahoo.com>
Sent: Saturday, May 20, 2023 1:16 PM
To: Heather Ferris <HFerris@carson.org>
Subject: Fuel storage facility

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

Good morning Heather,

I realize it is Saturday and don't expect an answer until Monday at least. The problem is that we live directly across from the Carson Airport at The Comstock Mobile Home Park, right by where Carson Tahoe Executive LLC wants to put their fuel storage facility.

There are probably about 300 or more people in the Comstock Mobile Home Park and most of them are elderly, at least between 55 and 85. Lots of single men and women who are widows or widowers, many of whom are handicapped. It seems that a fuel storage facility is a dangerous thing to put in such a populated area when there are so many empty areas in the county.

1. If CTE is permitted to build the facility, we would like to know what steps CTE will be taking to insure that the facility is safely installed and monitored.
2. What types of fuel will be stored there?
3. Also, will this bring many large trucks to the facility?

Though I am one of the old, handicapped ladies, I will try to make it to the meeting, but if not, I believe these are questions that should be asked and answered.

Best regards,
Karen Wright
134 Trojan Ln.

Carson City, NV 89 706

"No one appreciates the very special genius of your conversation as much as your dog does."

RECEIVED

APR 25 2023

CARSON CITY
PLANNING DIVISION

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 # LU-2023-0150

APPLICANT **PHONE #**
Carson Tahoe Executive LLC 561-212-8416

MAILING ADDRESS, CITY, STATE, ZIP
2640 College Parkway, Carson City, NV 89706

EMAIL ADDRESS
bkost@fboassociates.com

PROPERTY OWNER **PHONE #**
Carson City Airport 775-841-2255

MAILING ADDRESS, CITY, STATE, ZIP
2600 College Parkway Carson City, NV 89706

EMAIL ADDRESS
cjenkins@flycarsoncity.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Bramco Construction/Mike Cecchi 775-356-1781

MAILING ADDRESS, CITY STATE, ZIP
325 S. 18th St., Sparks, NV 89431

EMAIL ADDRESS
mike@bramcoconst.com

Project's Assessor Parcel Number(s):

005-011-83

Street Address

2640 College Parkway Carson City, NV 89706

Project's Master Plan Designation

Aviation

Project's Current Zoning

P

Nearest Major Cross Street(s)

Goni Rd.

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

Fuel storage for aviation fueling**PROPERTY OWNER'S AFFIDAVIT**

Brad D. Kost, Leasee, 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.

MO. LY
Signature

485 S. Rock Blvd., Reno, NV 89502

Address

04/12/2023

Date

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

STATE OF NEVADA)
COUNTY)

On April 12, 2023, Brad D. Kost, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public
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.



MAIER HICKS
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 11-5850-2
MY APPT. EXPIRES SEPTEMBER 29, 2023

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



Print Name



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: Carson Tahoe Executive Aviation LLC/Aviation Fuel Farm

Reviewed By: Mike Cecchi/ Agent for Carson Tahoe Executive LLC

Date of Review: 4-19-23

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☒ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

CTE Special Use Permit Application Findings

1: The project falls within all the goals of the Master Plan Elements. The land use is for public/quasi-public and falls within the Carson City Airport Master Plan. It meets all of the land use requirements of that plan and for the benefit of the Airport/The City and its guests.

2: The project has no detrimental impact to the use, peaceful enjoyment, economic value or development of the surrounding areas. The project will not impact the integrity of the surrounding area and will not result in any significant noise, vibrations, fume, odors, dust or glare. The hours of operation are during daylight hours and will not have any additional lighting in the area.

- A. Public/Quasi Public and there is Medium Density Residential Across College Blvd.
- B. Airport property and meets all Airport Use requirements does not affect any residential
- C. See above. No impact on any surrounding properties or neighborhoods
- D. No outdoor lighting
- E. There will be screening from College Blvd (approx. 75 feet of 6 foot visual barrier)
- F. This will benefit the Airport Community and the people of Carson City. The fuel Farm will be used to support the medivac flights, economic developers and general aviation community as a whole.

3: There will be no impact on vehicular or pedestrian traffic. Project is on the Airport property and part of an existing business

4: The project will not overburden any of the public infrastructure

- A. No Impact
- B. Because of the nature of the products stored Fire will be impacted as it is a petroleum storage site. The tanks are "bullet proof, auto crash proof, fire rated tanks with the most modern technology meeting all current codes"
- C. No water impact
- D. No drainage impact
- E. No sewer impact
- F. No road impacts or improvements
- G. Private Engineer

5: The project will meet all City, State, and Federal Building Codes and Guidelines.

6: There will be no detrimental impact to the public health, safety, convenience and welfare of the City Residents and general public. The project is on Airport Property and will comply with all Federal, State and Local codes and ordinances. The project is for the benefit of the Aviation community and Airport infrastructure and every aspect will of the placement, construction and operation has taken the local area into consideration. It meets all set back requirements, noise ordinance restrictions etc. This storage facility will benefit the Airport Community and the people of Carson City. The fuel Farm will be used to support the medivac flights, economic developers, Federal/State/Local Government needs and general aviation community as a whole.

7: The project will not be detrimental to the Public health, safety, convenience and welfare. It is for the benefit of the Airport community and City residents and guests as a whole. It will increase lifesaving response options, fulfill transportation needs as well as facilitate much needed business and economic development in the community.

APN: 005-011-83

When Recorded, Return To:

Ken Moen, Airport Manager
2600 E. College Parkway #6
Carson City, NV 89706

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

ASSIGNMENT AND ASSUMPTION OF AIRPORT LEASE

THIS ASSIGNMENT AND ASSUMPTION OF AIRPORT LEASE ("Assignment"), made and entered into this ____ day of October, 2020, between STERLING AIR, LTD, a Nevada corporation. ("Assignor"), whose address is 2640 College Parkway, Carson City, Nevada 89706; and CARSON TAHOE EXECUTIVE, LLC., a Nevada limited liability company ("Assignee"), whose address is 3700 Baron Way, Suite 2, Reno, NV 89511, together with the consent of the CARSON CITY AIRPORT AUTHORITY ("Landlord"), whose address is 2600 E. College Parkway #6, Carson City, Nevada 89706;.

WITNESSETH:

WHEREAS, Assignor, as tenant, holds an Airport Lease Agreement with Landlord, titled "Carson City Airport Lease Amendment and Restatement", recorded in the office of the Carson City Recorder on August 6, 2004, as Document #323268 ("Lease", aka "Airport Lease"; copy attached hereto), covering approximately 43,458 square feet, more particularly described therein ("Leasehold Property");

WHEREAS, the Lease permits assignment only upon Landlord prior consent in pertinent part as follows:

9. ASSIGNMENT AND SUBLEASING. Tenant shall have no right to assign or sublet its interest in this lease except upon Landlord's prior consent. Any

such assignment or sublease will be binding to assignees/sub lessees on all terms and conditions in this lease.

WHEREAS, Assignor desires to assign its leasehold interest in the Lease to Assignee, and Assignee desires to assume the same.

NOW THEREFORE, in consideration of the foregoing Recitals, the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee covenant and agree as follows:

1. Airport Lease Assignment and Assumption.

(a) Assignor hereby assigns, conveys and transfers to Assignee all of Assignor's right, title and interest under the Airport Lease, as more particularly described therein.

(b) Assignee hereby accepts the foregoing assignment and agrees to assume, perform and discharge, as and when due, all of the covenants and obligations of the Assignor under the Airport Lease which arise after the Effective Date of this Assignment, and agrees to be bound by all of the terms and conditions thereof from and after the Effective Date.

(c) The parties acknowledge that the UNICOM equipment and duties have been transferred to Landlord, and are no longer an obligation of the Tenant.

2. Indemnification

Assignee shall defend, indemnify, hold harmless and release Assignor, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, action and cause of action (including, without limitation, attorneys' fees and the reasonable costs of investigation) (collectively, "Claims") incurred by or asserted against Assignor, its successors and assigns, arising under the Airport Lease and accruing subsequent to the Effective Date of this Assignment.

Assignor shall defend, indemnify, hold harmless and release Assignee, its successors and assigns, from and against any and all Claims incurred by or asserted against Assignee, its successors and assigns, arising under the Airport Lease and accruing prior to the Effective Date of this Assignment.

3. Miscellaneous.

(a) Successors. This Assignment shall be binding upon the heirs, successors, assigns and personal representatives of the parties hereto.

(b) Headings. The captions to the paragraphs are intended for convenient reference only and shall not be used and are not intended to modify, aid, describe or otherwise affect the meaning of the paragraph from that which is indicated by the text of the paragraph alone.

(c) Construction. This Assignment is the product of negotiation and the parties agree that it shall not be construed against the drafter. If any part of this Assignment shall be found to be invalid or unenforceable, the remainder of the Assignment shall be enforceable in accordance with its terms, deleting such unenforceable or invalid provisions.

(d) Entire Agreement. This Assignment constitutes the entire agreement between the parties with regard to the Airport Lease and any prior negotiations, agreements or other writings pertaining to the subject matter of this Assignment are merged herein and extinguished.

(e) Governing Law. This Assignment shall be construed under the laws of Nevada.

(f) Attorney Fees. In the event of any action or proceeding brought by any party against another pertaining to or arising out of this Assignment, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney fees.

(g) Counterparts. This Assignment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(h) Effective date. This Assignment & Assumption of Lease shall be effective upon recording.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the day and year first written above.

ASSIGNOR:

STERLING AIR, LTD.
A Nevada Corporation

By: 

Steven W. Lewis

Its: President

Date: 12, ~~2019~~ 2020

ASSIGNEE:

CARSON TAHOE EXECUTIVE, LLC,
A Nevada Limited Liability Company

By: 

Jeff Pickett, Manager, Sole Member

By: 

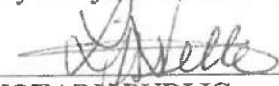
Brandon Moreno, Manager

Date: 10-23-20

STATE OF NEVADA)
 : SS
CARSON CITY)

On this 12 day of October, 2020, before me, the undersigned, a Notary Public, personally appeared STEVEN W. LEWIS, president of STERLING AIR, LTD, known, or proved to me, to be the person described herein, who executed the foregoing instrument, and he acknowledged to me, that he has the requisite authority and executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC
(Signature of Notarial Officer)

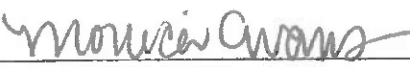
(SEAL)



STATE OF NEVADA)
 : SS
COUNTY OF Washoe)

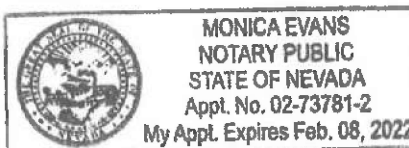
On this 22nd day of October, 2020, before me, the undersigned, a Notary Public, personally appeared JEFF PICKETT as Manager and Sole Member of CARSON TAHOE EXECUTIVE, LLC, and BRANDON MORENO as Manager, known, or proved to me, to be the persons described herein, who executed the foregoing instrument, and they acknowledged to me, that they have the requisite authority and executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC
(Signature of Notarial Officer)

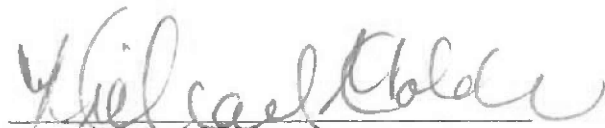
(SEAL)



[Landlord and Board of Supervisors approvals on following page]

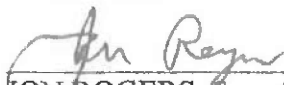
CARSON CITY AIRPORT AUTHORITY:

Approved this 22ND day of OCTOBER, 2020 pursuant to Notice, meeting and vote:



MICHAEL GOLDEN, Chairman
CARSON CITY AIRPORT AUTHORITY

ATTEST:



JON ROGERS, Secretary-Treasurer

CARSON CITY:

Approved by the Board of Supervisors this _____ day of _____, 2020.

BRAD BONKOWSKI, Mayor Pro Tempore

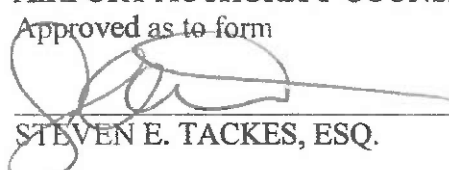
ATTEST:

CITY'S LEGAL COUNSEL
Approved as to form.

AUBREY ROWLATT, Clerk/Recorder

DISTRICT ATTORNEY

AIRPORT AUTHORITY COUNSEL
Approved as to form



STEVEN E. TACKES, ESQ.

SPECIAL USE PERMIT
FOR

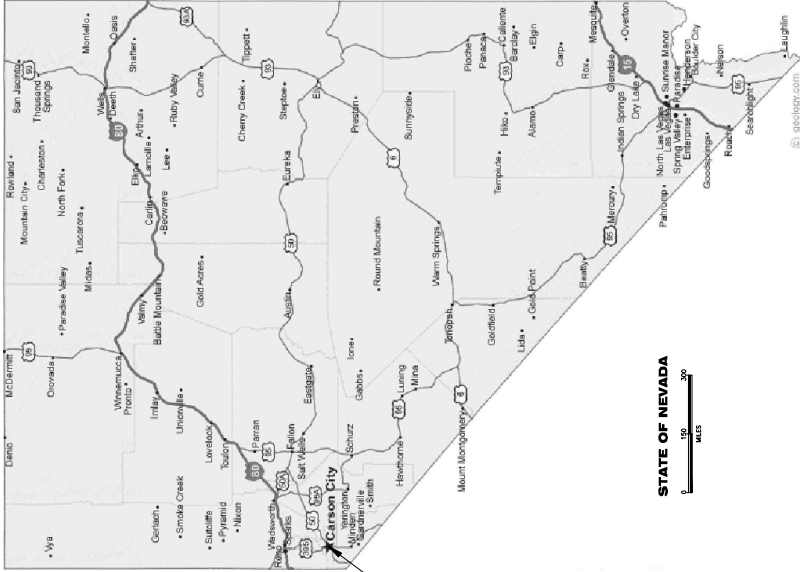
CARSON TAHOE EXECUTIVE, LLC
2640 COLLEGE PARKWAY, CARSON CITY, NV
APN 005-011-083

- SHEET INDEX:**
- C1.0 - TITLE SHEET
 - C1.1 - LEASE PARCEL MAP
 - C2.0 - EXISTING SITE PLAN
 - F1.0 - INSTALLATION SITE PLAN
 - F2.0 - TANK COVER SHEET
 - F3.0 - 20K JET-A TANK
 - F4.0 - 12K AVGAS TANK
 - F5.0 - PRELIMINARY SITE PLAN

BASIS OF DESIGN:

- 2012 IFC
- 2018 IBC
- ICC/ANSI A117.1
- NFPA 70
- 2011 NEC
- USDO-ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010
- ALL WORK SHALL CONFORM TO THE 2016 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS PUBLISHED WASHOE COUNTY RTC, AND STANDARD DETAILS FOR PUBLIC WORK CONSTRUCTION OR PER LOCAL JURISDICTION.

PROJECT LOCATION



OWNER:
CARSON TAHOE EXECUTIVE LLC
CONTACT: JAMES PICKETT
2640 COLLEGE PARKWAY
CARSON CITY, NV 89706
(775) 396 - 2266

APPLICANT:
BRAMCO CONSTRUCTION CORPORATION
CONTACT: MICHAEL CECCHI
325 S. 18TH STREET
SPARKS, NV 89431
(775) 356 - 1761

ENGINEER:
RESOURCE CONCEPTS, INC.
CONTACT: JOE CACIOPPO, P.E.
340 N. MINNESOTA STREET
CARSON CITY, NV 89703
(775) 883 - 1600

PARCEL INFO:
2640 COLLEGE PARKWAY
APN: 005-011-83
SIZE: 1 ACRE ± / 43,458SF
MASTER PLAN DESIGNATION:
PUBLIC/QUASI - PUBLIC
ZONING: PUBLIC REGIONAL

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 7, 2022 USING SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CC053 MODIFIED BY A COMBINED FACTOR OF 1.003, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATIONS:
DATUM: NAVD 88
PROJECT BENCHMARK = 53
HAVING ELEVATION OF 4714.97

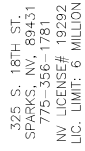
CARSON TAHOE EXECUTIVE, LLC
AVIATION FUEL STORAGE FACILITY
2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
SPECIAL USE PERMIT
TITLE SHEET

REV	DATE	DESCRIPTION	BY

C1.0

DATE: 03/2023
DRAWN BY: AUC
DESIGNED BY: CTE LLC
CHECKED BY: MC

Bramco
325 S. 18TH ST.
SPARKS, NV 89431
775-356-1761
NV LICENSE# 19292
LIC. LIMIT: 6 MILLION

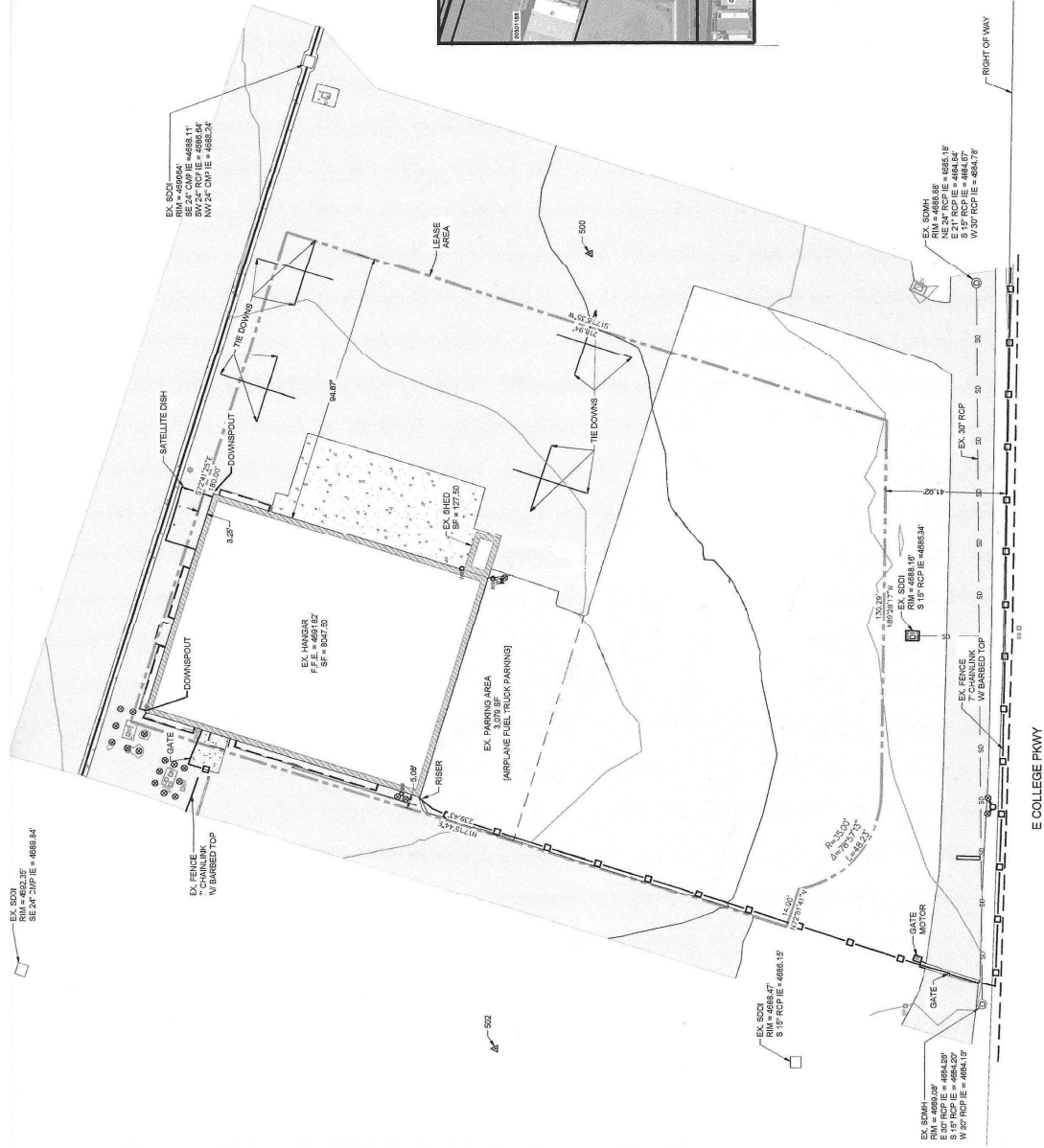


2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706

REV	DATE	DESCRIPTION	BY

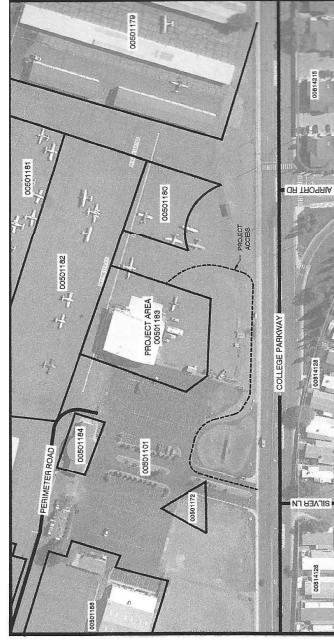
C2.0

DATE: 03/2023
DRAWN BY: AJG
DESIGNED BY: CTE LLC
CHECKED BY: MIC

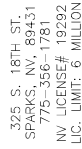


PROJECT ACCESS FIGURE

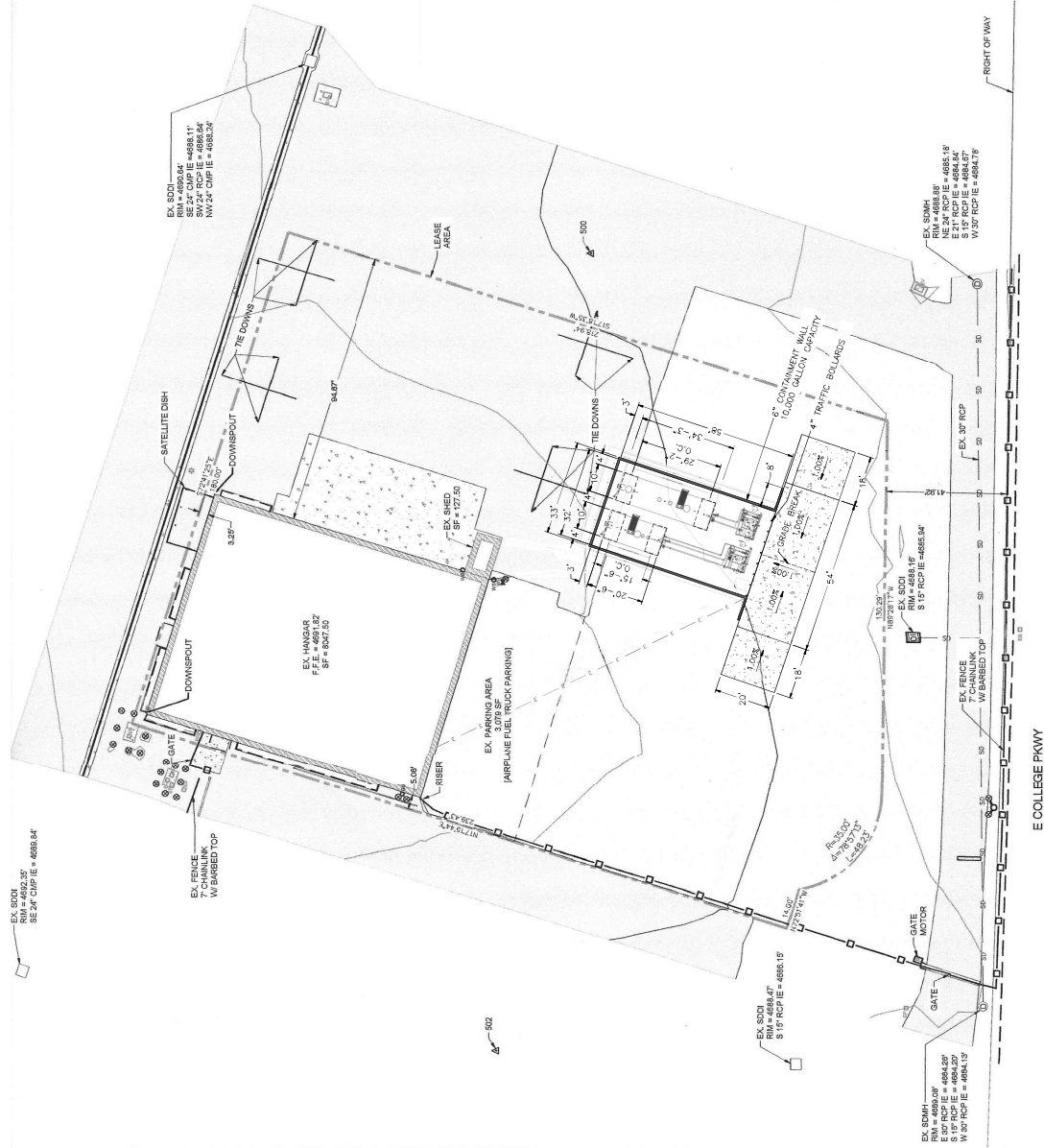
NOT TO SCALE



A vertical number line with tick marks at 0, 20, and 40. The word "FEET" is written vertically next to the line.



1. SURVEY PERFORMED BY LUNCE AND ASSOCIATES & PROVIDED TO RESOURCE CONCEPTS, INC. BY BRANCO CONSTRUCTION FOR US IN THE SPECIAL USE PERMIT APPLICATION
2. FIELD WORK PERFORMED ON JULY 7, 2022
3. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. RCI COORDINATED WITH CARSON CITY AIRPORT, AND NO EASEMENT DOCUMENTATION WAS OBTAINED. OWNER SHOULD PERFORM A TITLE REPORT PRIOR TO DEVELOPMENT.
4. THIS IS NOT A BOUNDARY SURVEY. LINES SHOWN BY RECORD INFORMATION
5. COORDINATE WITH CARSON CITY AIRPORT, AND THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION FOR ALL REGULATIONS AND REQUIREMENTS ASSOCIATED WITH FUELING AND CONTAINMENT
6. NO NEW WATER OR SEWER INFRASTRUCTURES IS ASSOCIATED WITH THIS PROJECT. PROPOSED DRAINAGE INFRASTRUCTURE WILL BE INCLUDED AS PART OF THE PROJECT DESIGN TO ACCOMMODATE ADDITIONAL IMPERVIOUS SURFACE, MEETING CARSON CITY PROJECT SITE TRASH IS STORED AND HANDLED IN AN EXISTING DUMPSTER IN AN EXISTING ENCLOSURE. TRASH ENCLOSURE WILL MEET OR EXCEED SANITATION COMPANY REQUIREMENTS OR AS PART OF THE FINAL BUILDING PERMIT PLANS COMPLYING TRASH ENCLOSURE CONSTRUCTION DETAILS WILL BE PROVIDED.
7. PROPOSED FUEL STORAGE FACILITY WILL BE SETBACK A MINIMUM OF 10' OFF OF THE LEASE BOUNDARY.
8. AS PARTS OF PROJECT, BUILDING PERMIT PLANS, FUEL FACILITY POWER SUPPLY, FUEL FACILITY POWER, FUEL FACILITY ROUTING, AND EMERGENCY SHUT OFF LOCATION WILL BE SHOWN AND DESIGNED.
9. NO CURB, GUTTER, OR SIDEWALK IS ADJACENT TO SUBJECT PARCEL.
- 10.



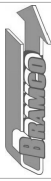
CARSON TAHOE EXECUTIVE, LLC
AVIATION FUEL STORAGE FACILITY
2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
SPECIAL USE PERMIT
INSTALLATION SITE PLAN

[illegible]

F1.0

DATE: 03/2023
DRAWN BY: AJG
DESIGNED BY: CTE LLC
CHECKED BY: MIC



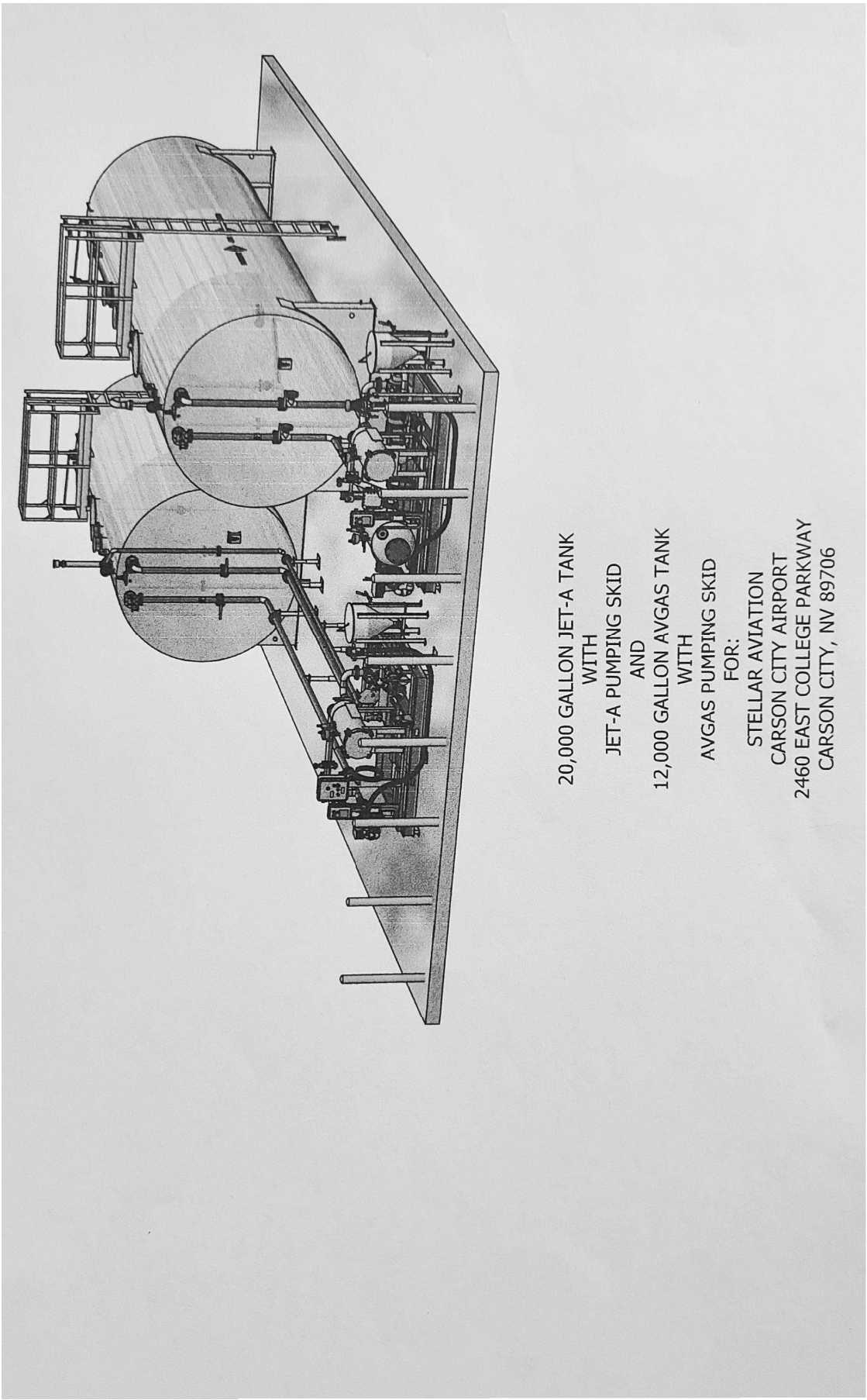


325 S. 18TH ST.
SPARKS, NV 89431
775-356-1781
NV LICENSE# 19292
LIC. LIMIT: 5 MILLION

CARSON TAHOE EXECUTIVE, LLC
AVIATION FUEL STORAGE FACILITY
2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
SPECIAL USE PERMIT
TANK COVER SHEET

REV	DATE	DESCRIPTION

F2.0
DATE: 03/2023
DRAWN BY: AAG
DESIGNED BY: CTE LLC
CHECKED BY: MC



20,000 GALLON JET-A TANK
WITH
JET-A PUMPING SKID
AND
12,000 GALLON AVGAS TANK
WITH
AVGAS PUMPING SKID
FOR:
STELLAR AVIATION
CARSON CITY AIRPORT
2460 EAST COLLEGE PARKWAY
CARSON CITY, NV 89706



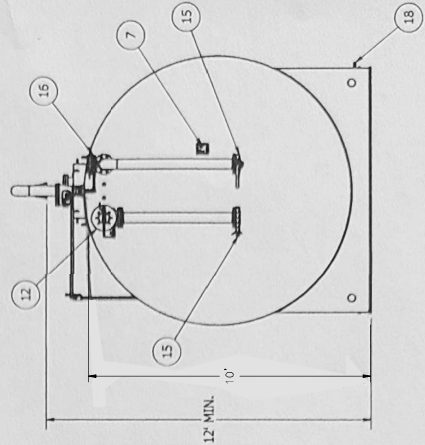
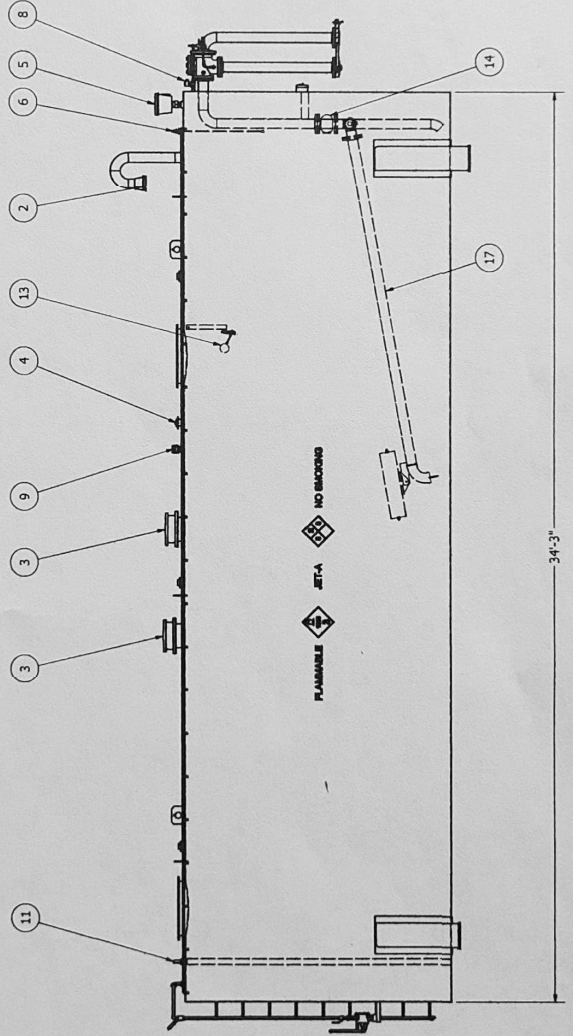
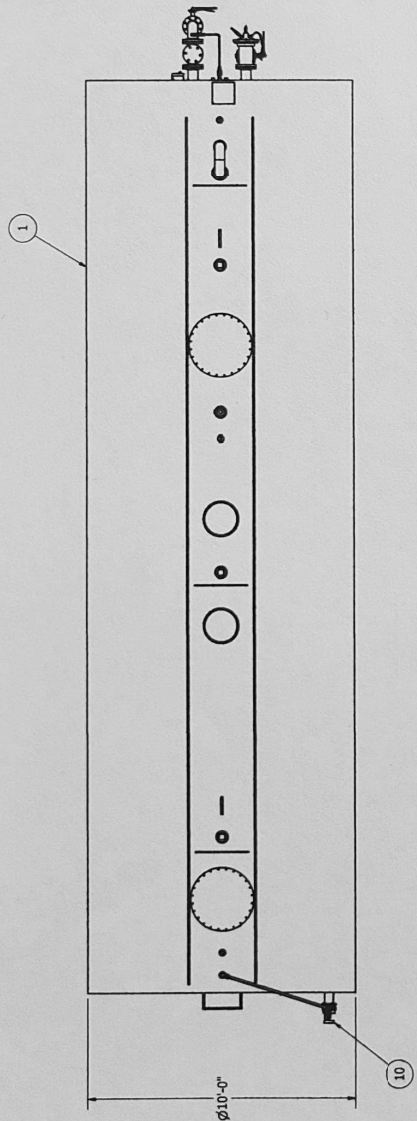
325 S. 18TH ST.
SPARKS, NV 89431
775-356-1781
NV LICENSE# 19292
LIC. LIMIT: 6 MILLION

CARSON FUEL STORAGE FACILITY
CARSON TAHOE EXECUTIVE, LLC
2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
SPECIAL USE PERMIT
20K JET-A TANK

REV	DATE	DESCRIPTION	BY

F3.0
DATE: 03/2023
DRAWN BY: ANS
DESIGNED BY: CTE LLC
CHECKED BY: MC

PARTS LIST		
ITEM	QTY	DESCRIPTION
1	1	20,000 GALLON DOUBLE WALL (UL-142) TANK, 120" DIA., SADDLE MOUNTED
2	1	4" OUTBREATHING VENT (MORRISON 354-0400-AV)
3	2	10" EMERGENCY VENT (CLAY BAILEY 0370-03-10HF)
4	1	2" GAUGE HATCH (MORRISON 178-0400-AC)
5	1	MECHANICAL TANK GAUGE (OPW 200TG)
6	1	90% ALARM FLOAT SWITCH (OPW 44TA-JLF5)
7	1	OVERFILL TANK ALARM BOX (OPW 44ATA SERIES)
8	1	NORMALLY OPEN ANTI-SIPHON VALVE (ASCO EF8210G3SV)
9	1	2" ALUM ADAPTER (FZUP) W/ DUST CAP (20VL-MODIFIED) FOR FLOATING SUCTION TEST CABLE
10	1	HAND SUMP PUMP (FILL-RITE FR150) W/ ANTI-SIPHON SPRING RETURN BALL VALVE (APOLLO 76-504-01A)
11	1	INTERSTITIAL MONITOR (KRUEGER K-2-120)
12	1	4" HIGH LEVEL SHUT-OFF VALVE (CLA-VAL 100-34-281E)
13	1	95% LEVEL SHUT OFF FLOAT (CLA-VAL CFM2)
14	1	4" GLOBE CHECK VALVE VITON (TITAN C150-DL5)
15	2	4" FIRE SAFE BUTTERFLY VALVE (API 607, FIRE RATED HIGH PERFORMANCE CARBON STEEL)
16	1	4" EMERGENCY VALVE (MORRISON 346FDI-0400-AV)
17	1	4" FLOATING SUCTION & SUBMERGED SERVICE SWIVEL (GAMMON GTP-1644-4-3H)
18	1	COPPER CLAD GROUNDING STUD (AEA)





325 S. 18TH ST.
SPARKS, NV 89431
775-356-1781
NV LICENSE# 19292
LIC. LIMIT: 6 MILLION

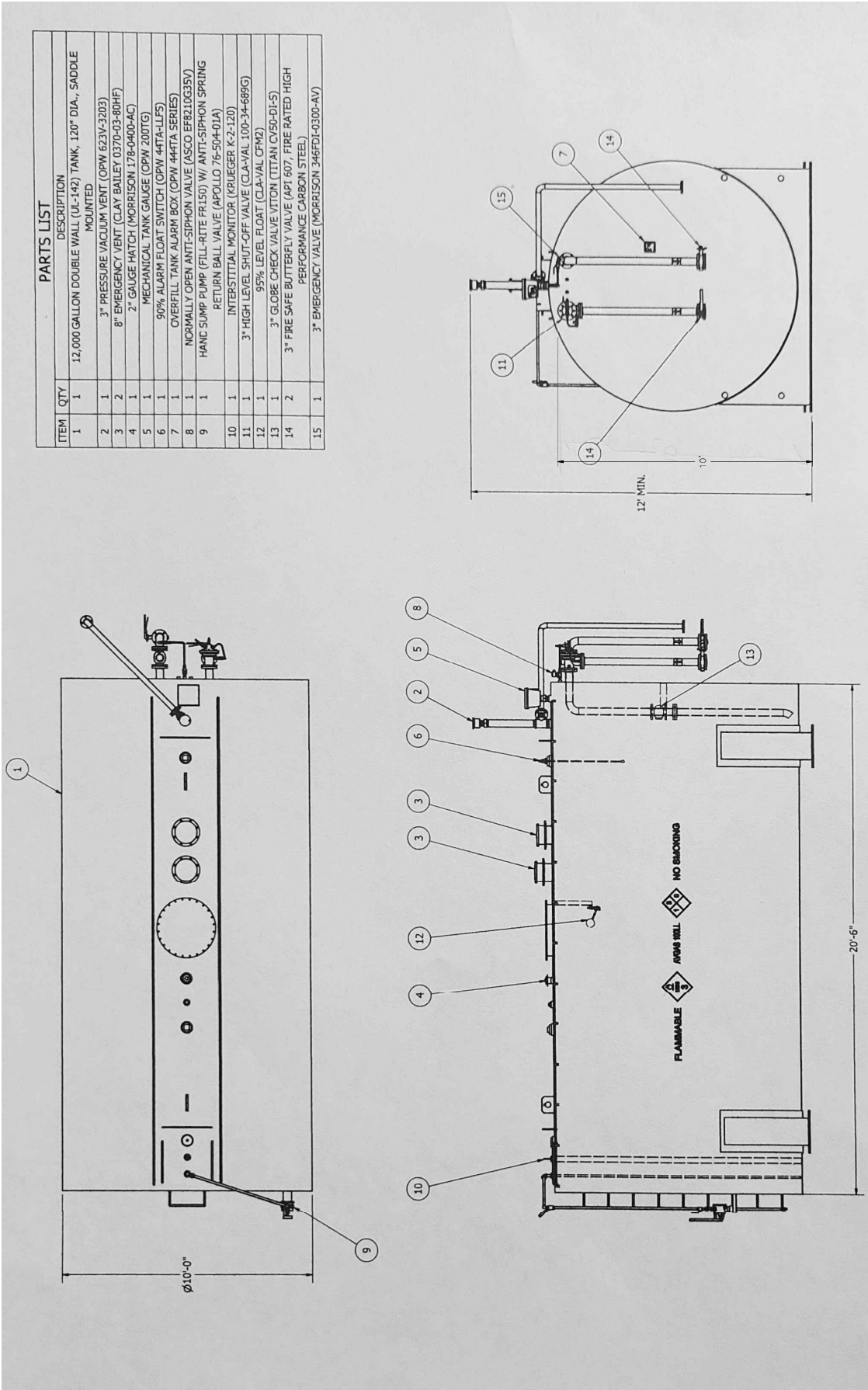
CARSON FUEL STORAGE FACILITY
CARSON FAHOF EXECUTIVE, LLC

2640 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
SPECIAL USE PERMIT
12K AVGAS TANK

REV	DATE	DESCRIPTION	BY

F4.0

DATE: 03/2023
DRAWN BY: AAG
DESIGNED BY: CTE LLC
CHECKED BY: MC



PARTS LIST		
ITEM	QTY	DESCRIPTION
1	1	12,000 GALLON DOUBLE WALL (UL-142) TANK, 120" DIA., SADDLE MOUNTED
2	1	3" PRESSURE VACUUM VENT (OPW 623V-3203)
3	2	8" EMERGENCY VENT (CLAY BAILEY 0370-03-80HF)
4	1	2" GAUGE HATCH (MORRISON 178-0400-AC)
5	1	MECHANICAL TANK GAUGE (OPW 200TG)
6	1	90% ALARM FLOAT SWITCH (OPW 44TA-LJF5)
7	1	OVERFILL TANK ALARM BOX (OPW 44ATA SERIES)
8	1	NORMALLY OPEN ANTI-SIPHON VALVE (ASCO EFB210G35V)
9	1	HAND SUMP PUMP (FILL-RITE FR150) W/ ANTI-SIPHON SPRING RETURN BALL VALVE (APOLLO 76-504-01A)
10	1	INTERSTITIAL MONITOR (KRUEGER K-2-120)
11	1	3" HIGH LEVEL SHUT-OFF VALVE (CLA-VAL 100-34-689G)
12	1	95% LEVEL FLOAT (CLA-VAL CFM2)
13	1	3" GLOBE CHECK VALVE VITON (TITAN CV50-DI-5)
14	2	3" FIRE SAFE BUTTERFLY VALVE (API 607, FIRE RATED HIGH PERFORMANCE CARBON STEEL)
15	1	3" EMERGENCY VALVE (MORRISON 346FDI-0300-AV)

[illegible]

DATE: 03/2023
DRAWN BY: AJG
DESIGNED BY: CTE LLC
CHECKED BY: MIC

