



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

DATE: December 19, 2023

TO: Carson City Planning Commission

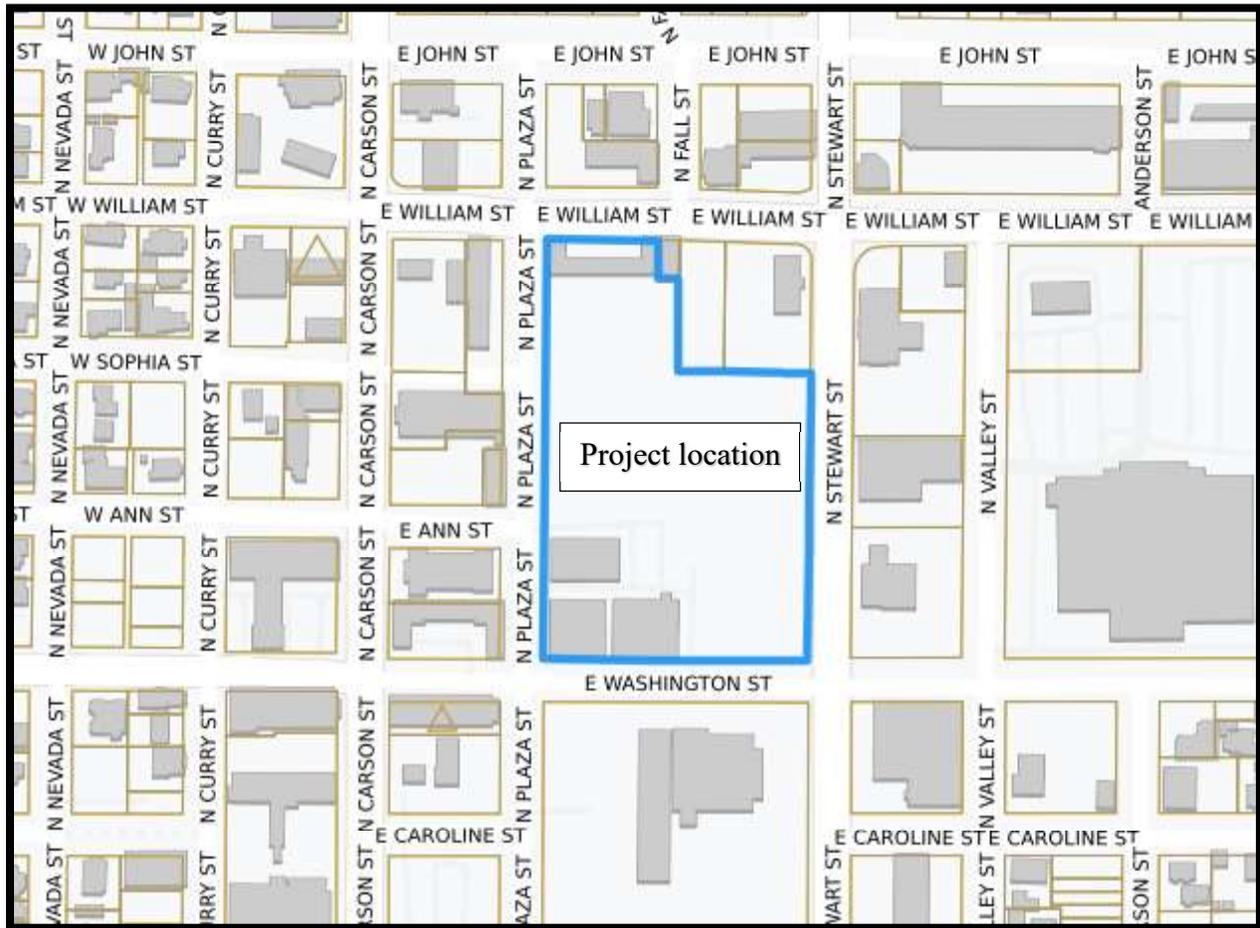
FROM: Hope Sullivan, Community Development Director

SUBJECT: Item 6.A LU-2021-0452 For Possible Action: Discussion and possible action regarding a request for a one year time extension to January 26, 2025 for an approved special use permit ("SUP") to allow alternative compliance of the Downtown Mixed Use Standards, specifically standards related to the mixed use, sidewalk, window transparency, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed Use ("DT-MU"), located at 201 East William Street, Assessor's Parcel Number ("APN") 002-161-10. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: Kingsbarn Capital and Development ("Applicant") is in the process of obtaining permits associated with the project. The Applicant previously obtained a one-year time extension that will expire on January 26, 2024 and is requesting an additional year to obtain necessary permits and to begin construction. The Planning Commission is authorized to approve the requested time extension.

Recommended Motion: "I move to approve an extension of the expiration date for LU-2021-0452 to January 26, 2025, as the approved special use permit continues to be appropriate, and the activity permitted by the SUP will not adversely impact other properties in the area or the public interest."

VICINITY MAP



NOTE: The base language in these conditions is the language from the approved conditions for LU-2021-0452 on January 26, 2022. Condition No. 4 has been modified to reflect the updated expiration date and Condition No. 13 has been removed as it has been satisfied. The following conditions are recommended should this time extension be approved.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to city standards and requirements.
4. The use for which this permit is approved shall commence by January 26, 2025. An extension of time may be requested in writing to the Planning Division at least thirty days

prior expiration date. Should this permit not be initiated (obtain a Building Permit) and no extension granted, the permit shall become null and void.

5. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the downtown development standards.
6. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.
7. All utility and mechanical equipment must be screened.
8. At the time of building permit application, the applicant shall demonstrate that 35 percent of each building, except Building B, at the pedestrian level includes window openings consistent with Carson City Development Standards 6.6.10.4. The applicant shall further demonstrate that the combined street level frontage for the entire project provides for a minimum of 35% transparency.
9. Trash enclosures provided on-site must meet the specification in Division 1 of the Carson City Development Standards.
10. Prior to issuance of any construction permit, the applicant shall demonstrate compliance with the HRC approvals dated September 9, 2021 and October 14, 2021.
11. The water main that is proposed to bisect the property must be privately owned and operated.
12. The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - a. The traffic impact study must be updated to the satisfaction of the transportation manager.
 - b. New 8-inch water mains must be extended along the frontage of the project on Plaza Street where no mains exist, and the entirety of the frontage on Washington Street.
 - c. The water main that bisects the property must be isolated with reduced pressure principal assembly backflow preventers on either side. Mains with only fire hydrants may be isolated with single check valves to maintain pressures.
 - d. Any existing segments of water or sewer main on the property which are not to be used, must be properly abandoned.
 - e. The water main analysis must be updated to show that required flow and pressure can be delivered for fire flow during peak demand. Losses from backflow preventers must also be accounted for.
 - f. The underground detention system must be privately owned and operated and must be accessible for maintenance.
 - g. Trees must be located at least 10 feet from water and sewer lines.
 - h. Low impact design features must be incorporated into the stormwater design.
 - i. Storm drains shall be a minimum of 15 inches in diameter.
 - j. A sewer main easement must be provided for the 12-inch PVC main which bisects the property from West Sophia Street to North Stewart Street. This easement must be 20 feet wide plus any additional width needed for benching excavations, depending on sewer depth.

BACKGROUND:

On January 26, 2022, the Planning Commission approved LU-2021-0452, a request for an SUP to allow alternative compliance of certain Downtown Mixed-Use standards, with 13 conditions of approval.

The approval allows for the construction of a 207-unit apartment complex known as The Altair. As the property is in the Downtown Mixed Use zoning district, development must meet the standards identified in Division 6 of the Development Standards unless a SUP is approved to allow for alternative compliance.

On January 3, 2023, a request to extend the expiration of the SUP was approved by the Director of the Carson City Community Development Department noting a new expiration date of January 26, 2024.

On November 29, 2023, the Applicant submitted a request for a time extension to allow time to obtain site improvement and building permits in association with the request. The Applicant has submitted permit applications for the project and has continued to work with staff to ensure the permits will be issued. The request for an additional one-year time extension will provide the Applicant with sufficient time to obtain permits and to commence construction.

Staff recommends the Planning Commission approve a one-year time extension with a new expiration date of January 26, 2025. As such, Condition No. 4 would be modified as shown below:

“The use for which this permit is approved shall commence **by January 26, 2025** ~~within 12 months of the date of final approval. A single, one-year~~ **An** extension of time may be requested in writing to the Planning Division **at least** thirty days prior to the ~~one-year~~ expiration date. Should this permit not be initiated (obtain a Building Permit) ~~within one year~~ and no extension granted, the permit shall become null and void.”

Additionally, the Applicant has combined the two subject parcels so Condition No. 13 is recommended to be deleted. The Condition originally read:

13. A lot line deletion shall be completed prior to the issuance of any building permit(s).

Carson City Municipal Code 18.02.080.8(c) authorizes the Planning Commission to approve additional extensions of time in the event that circumstances beyond the control of the Applicant result in a failure to complete applicable SUP conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the SUP.

If this request is approved, an updated notice of decision (“NOD”) will be issued with these conditions which will supersede any previously issued NOD letters.

ATTACHMENT:

- Letter dated November 29, 2023 from the Applicant with supplemental materials
- Approved site plan and building elevations for LU-2021-0452



November 29, 2023

Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Extension of Special Use Permit LU-2021-0452

Ms. Reseck,

SUP #LU-2021-0452 was approved on 1/26/2022 and a one-year extension was granted on 1/3/2023 which extended the expiration to 1/26/2024. We remain committed to the Altair project and are requesting a second one-year time extension of the special use permit to 1/26/2025.

Since the first extension was granted, we have received a stormwater permit, completed constructability review and construction documents, and submitted for permitting. We are currently assembling the third submittal for the site work permit and the second submittal for the building permits. Approval of a second one-year time extension will enable us to obtain permit approvals and financing for an anticipated construction start in the 3rd quarter of 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Murphy", is written over a light blue horizontal line.

Brendan Murphy
Development Manager
Kingsbarn Capital & Development

Attached:

LU-2021-0452 Notice of Decision dated 1/26/2022.
LU-2021-0452 One Year Extension letter dated 1/3/2022.



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

January 3, 2023

Kingsbarn Capital and Development
Brendan Murphy
1645 Village Center Circle, Ste 200
Las Vegas, NV 89134

Re: LU-2021-0452 – One Year Extension

Mr. Murphy:

Per your written request, a one year extension of the above Special Use Permit has been granted and the new expiration date is January 26, 2024.

The project will need to commence by January 26, 2024 or the permit shall become null and void. All other conditions of approval remain in effect.

This administrative extension is granted pursuant to Carson City Municipal Code 18.02.105(1c) that circumstances beyond the control of the applicant have resulted in the inability to commence or complete the use prior to the expiration date and subject to the consideration of the continued appropriateness of the Special Use Permit.

Please submit a copy of this extension approval and the Special Use Permit Notice of Decision with your building permit application.

Please contact our office if you have any additional questions.

Sincerely,

Heather Ferris
Planning Manager



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

★ CLERK ★
FILED

Time 1:49pm

PLANNING COMMISSION
January 26, 2022

JAN 27 2022

NOTICE OF DECISION – LU-2021-0452

By Lena E Reseck

An application was received regarding a request for a special use permit (SUP) to allow alternative compliance of the Downtown Mixed Use Standards, specifically standards related to the mixed use, sidewalk, window transparency, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed Use ("DT-MU"), located at 201 E. William Street and 222 E. Washington Street, APNs 002-161-06 and 002-161-07.

The Planning Commission conducted a public hearing on January 26, 2022, in conformance with City and State legal requirements and approved LU-2021-0452 based on the findings contained in the staff report and subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to city standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one-year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the downtown development standards.
6. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.

7. All utility and mechanical equipment must be screened.
8. At the time of building permit application, the applicant shall demonstrate that 35 percent of each building, except Building B, at the pedestrian level includes window openings consistent with Carson City Development Standards 6.6.10.4. The applicant shall further demonstrate that the combined street level frontage for the entire project provides for a minimum of 35% transparency.
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10. Prior to issuance of any construction permit, the applicant shall demonstrate compliance with the HRC approvals dated September 9, 2021 and October 14, 2021.
11. The water main that is proposed to bisect the property must be privately owned and operated.
12. The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - a. The traffic impact study must be updated to the satisfaction of the transportation manager.
 - b. New 8-inch water mains must be extended along the frontage of the project on Plaza Street where no mains exist, and the entirety of the frontage on Washington Street.
 - c. The water main that bisects the property must be isolated with reduced pressure principal assembly backflow preventers on either side. Mains with only fire hydrants may be isolated with single check valves to maintain pressures.
 - d. Any existing segments of water or sewer main on the property which are not to be used, must be properly abandoned.
 - e. The water main analysis must be updated to show that required flow and pressure can be delivered for fire flow during peak demand. Losses from backflow preventers must also be accounted for.
 - f. The underground detention system must be privately owned and operated and must be accessible for maintenance.
 - g. Trees must be located at least 10 feet from water and sewer lines.
 - h. Low impact design features must be incorporated into the stormwater design.
 - i. Storm drains shall be a minimum of 15 inches in diameter.
 - j. A sewer main easement must be provided for the 12-inch PVC main which bisects the property from West Sophia Street to North Stewart Street. This easement must be 20 feet wide plus any additional width needed for benching excavations, depending on sewer depth.
13. A lot line deletion shall be completed prior to the issuance of any building permit(s).

This decision was made on a vote of 6 ayes, 0 nays, 1 absent.



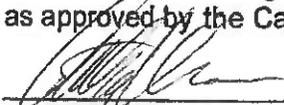
Heather Ferris
Planning Manager

Emailed on: Friday, January 28, 2022

By: Christie Overlay

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.



OWNER/APPLICANT SIGNATURE

1/27/2022

DATE

Anthony D. Huang

PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: planning@carson.org
Fax to: (775) 887-2278
Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701

THE ALTAIR, CARSON CITY, NEVADA
3-Story Stair Enclosure Project

BLDG	STUDIO										1 BEDROOM										2 BEDROOMS										TOTAL				
	S1	S2-L	A6	A1	A1-L	A1A	A1A-L	A2	A2-L	A3	A3-L	A4	A4-L	AMC	AMC-L	A5	A6	A7	B1	B1-L	B2	B2-L	B2A	B2A-L	B3	B3-L	B4	B4-L	B5	B5-L		B6	B6-L	B7	B7-L
A	2	4	10	5	2	1	2	2	3	3	3	3			2		1	3	2	1	1	1			1	1	1	2	2	1	1	1	1		
B																																			
C	1	1	2	4	3	2	1	3	3	3	2	1	1	2	1	3	1	1	3	4	1	2	2	1	1	1	2	1	2	1	1	1	1		
D	1	1	2	4	3	2	1	3	3	3	2	1	1	2	1	3	1	1	7	4	1	2	2	1	1	1	2	1	2	1	1	1	1		
E	1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
TOTAL	7	4	8	23	13	6	3	11	11	10	10	3	2	4	3	9	2	3	13	10	4	4	4	4	3	3	4	3	6	3	4	3	1	1	
	1.4%	1.9%	3.9%	11.1%	6.3%	2.9%	1.4%	5.3%	3.3%	4.8%	4.8%	1.4%	1.0%	1.9%	1.0%	4.3%	1.0%	1.4%	6.3%	4.8%	1.9%	1.9%	1.9%	1.9%	1.4%	1.4%	1.8%	1.4%	2.9%	1.4%	1.4%	1.4%	0.5%		
	2%									35%									38%																

BLDG	A	B	C	D	E	TOTAL
Level 1	19,915	7,358	25,292	25,246	11,330	89,141
Level 2	20,232	4,787	21,727	25,750	10,886	84,584
Level 3	18,687	7,124	21,981	23,936	10,599	84,327
Loft	5,858	1,819	5,605	5,602	1,784	20,668
TOTAL	64,692	21,088	78,605	80,534	33,801	278,720

Unit	Decf	SF	Dty	SF TOT*
S1	59	3	177	
S2-L	51	4	204	
A0	51	8	406	
A1	52	23	1,186	
A1A	55	13	714	
A1A	52	6	312	
A1A-L	55	3	162	
A2	59	11	646	
A2-L	59	11	646	
A3	43	10	453	
A3-L	48	10	480	
A4	55	3	165	
A4-L	55	2	110	
AMC	53	4	212	
AMC-L	55	3	165	
A5	58	9	522	
A6	54	2	102	
A7	50	3	150	
B1	50	13	650	
B1-L	50	10	500	
B2	48	4	192	
B2-L	48	4	192	
B2A	48	4	192	
B2A-L	48	4	192	
B3	36	3	114	
B3-L	36	3	114	
B4	61	4	244	
B4-L	61	3	183	
B5	66	6	396	
B5-L	66	3	198	
B5A	66	6	396	
B5A-L	66	4	264	
B6	54	3	162	
B6-L	54	3	162	
B7	50	1	50	
B7-L	46	1	46	
Avg.	55	207	11,088	

Unit	UnitSF	Qr.	SF TOT*
S1	596	3	1,788
S2-L	836	4	3,344
A0	602	6	4,616
A1	763	23	17,319
A1-L	571	13	12,623
A1A	826	6	4,956
A1A-L	1,066	3	3,198
A2	731	11	8,041
A2-L	652	11	10,472
A3	710	10	7,100
A3-L	521	10	9,210
A4	791	3	2,373
A4-L	1,017	2	2,034
AMC	813	4	3,252
AMC-L	1,041	3	3,123
A5	636	9	5,724
A6	636	2	1,278
A7	783	3	2,349
B1	1,069	13	13,897
B1-L	1,333	10	13,330
B2	1,012	4	4,048
B2-L	1,200	4	5,040
B2A	1,012	4	4,048
B2A-L	1,200	4	5,040
B3	1,063	3	3,189
B3-L	1,301	3	3,903
B4	1,091	4	4,364
B4-L	1,374	3	4,122
B5	1,160	6	6,960
B5-L	1,449	3	4,347
B5A	1,266	6	7,596
B5A-L	1,570	4	6,280
B6	1,122	3	3,366
B6-L	1,431	3	4,293
B7	1,037	1	1,037
B7-L	1,248	1	1,248
Avg.	982	207	169,042

* RESIDENTIAL UNIT NET AREA

** RESIDENTIAL BALCONY NET AREA

THE ALTAIR

KINGSBARN CAPITAL & DEVELOPMENT
1645 Village Center Circle, Suite 200,
Las Vegas, NV 89134 (702) 454-9001



KINGSBARN™
CAPITAL & DEVELOPMENT

CARSON CITY, NEVADA



144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

AO ARCHITECTS

DATE: 12-16-2021
JOB NO.: 2021-125

PROJECT INFORMATION

G1.1





① BUILDING D - SOUTH STEWART ST.



② BUILDING A - NORTH CORNER E WILLIAM ST

THE ALTAIR

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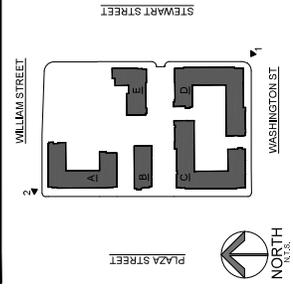
DATE: 12-16-2021
 JOB NO.: 2021-125

BUILDING PERSPECTIVE

G1.3



KEY MAP



SITE PLAN - 207 DU

PROJECT DESCRIPTION:
 3-STORY WITH LOFTS, PRIVATELY FUNDED MARKET-RATE APARTMENTS (R-2 OCCUPANCY) WITH ATTACHED GARAGES (U OCCUPANCY), TYPE VA CONSTRUCTION WITH NFPA 13R AND 13 SPRINKLER SYSTEMS. THE MIXED OCCUPANCY SHALL BE SEPARATED (CBC SECTION 508.4).

SITE AREA: 4.98 AC
 UNITS: 207 DU
 DENSITY: 41.56 DU/AC

PARKING PROVIDED:
 GARAGE: 109
 OPEN STALLS: 144
 FINAL TOTAL PROVID. 253 ST

PARKING REQUIRED:
 STUDIO 7 X 1.00 = 7
 1 BR 121 X 1.00 = 121
 2 BR 79 X 1.25 = 99
 GUEST 207 X 0.125 = 26
 TOTAL REQ'D. 253 ST

LEGEND

	BLDG FOOTPRINT	89,391 SF (40%)	ADA RESIDENTIAL PEDESTRIAN PATH
	LANDSCAPE	23,866 SF (12%)	ADA EXISTING PEDESTRIAN PATH
	HARDSCAPE	104,006 SF (48%)	EXISTING BIKE PATH
	SITE AREA:	217,263 SF (100%)	20' FIRE ACCESS TRUCK
	CLUB/ FITNESS/ YOGA LEASING	5,600 SF	EXISTING STREET FIRE HYDRANT
	250 SF PUBLIC MINI-PARK	2,750 SF	

- NOTES:**
- STANDARD PARKING SIZE 9'X18'-6"; COMPACT PARKING SIZE 8'X16'-0"
 - STANDARD GARAGE SIZE 10'X20'
 - 25 AND 26 FEET AISLES
 - NO WELDING, FLAMMABLE FINISH PAINTING/DRIPPING, OR HANDLING OF FLAMMABLE MATERIALS WILL TAKE PLACE ON PROPERTY.
 - NO HAZARDOUS MATERIALS TO BE USED IN PROCESS.
 - PROJECT SIGNAGE ON BUILDING FACADE T.B.D.
 - NO LARGE STORAGE FACILITIES ARE LOCATED ON SITE.
 - COMMUNITY AMENITIES INCLUDE OUTDOOR HISTORICAL ARCH FEATURE AND 250 SF OF PUBLIC OPEN SPACE PER DT-MU E.2.b.1.b and E.2.b.1.d.

VICINITY MAP



1"=40'-0"
 0 20' 40' 80' 120'

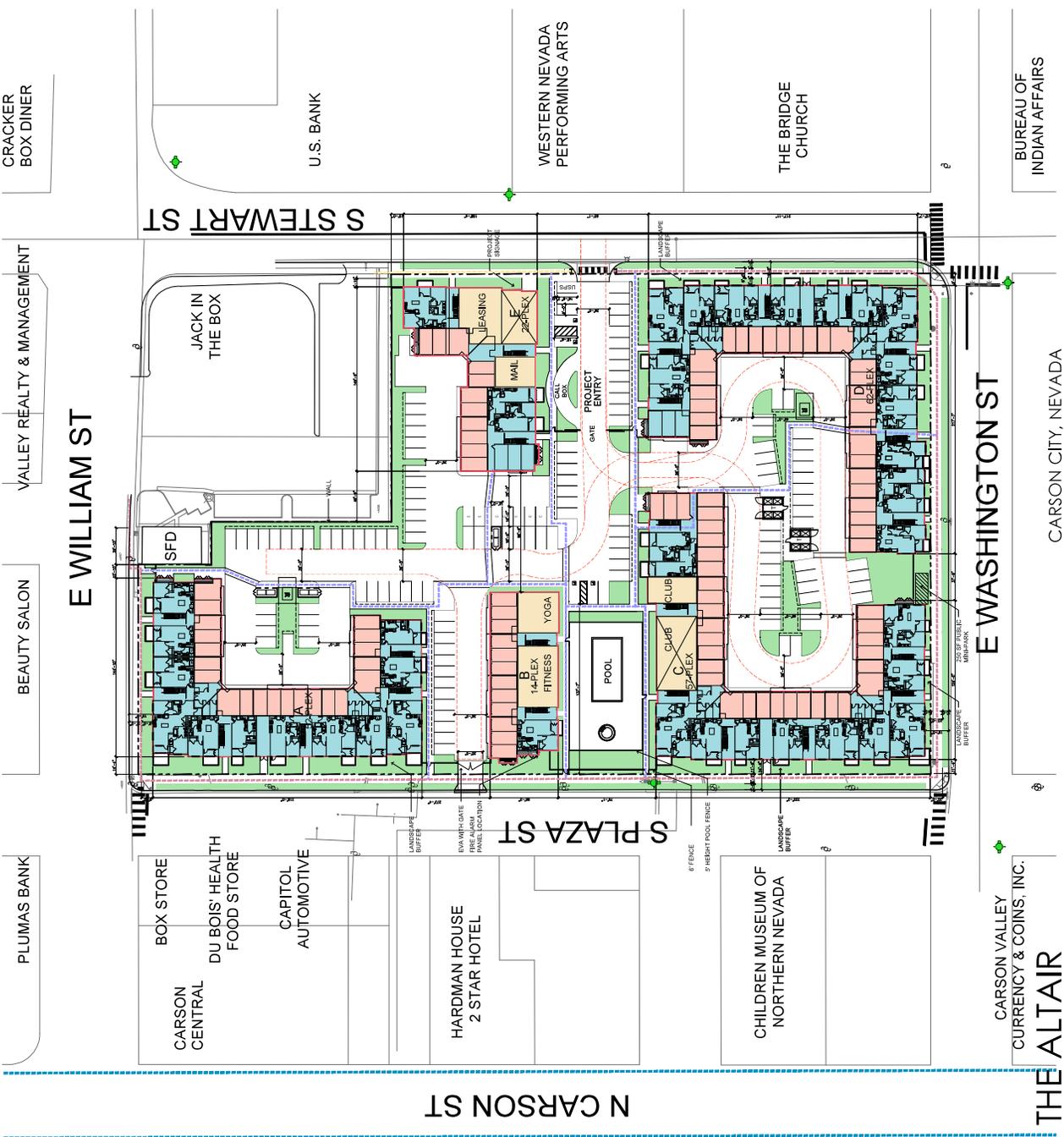
SITE PLAN

A1.0

DATE: 12-16-2021
 JOB NO.: 2021-125



AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860



KINGSBARN CAPITAL & DEVELOPMENT
 1645 Village Center Circle, Suite 200,
 Las Vegas, NV 89134 (702) 454-9001

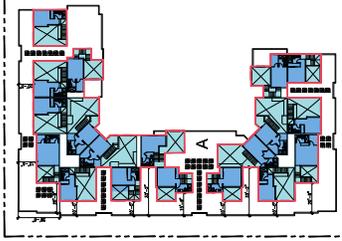
THE ALTAIR

CARSON VALLEY
 CURRENCY & COINS, INC.

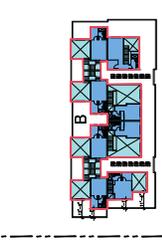
CARSON CITY, NEVADA

E WILLIAM ST

MIN. STEPBACK: 10'
AVE. STEPBACK: 14.68'

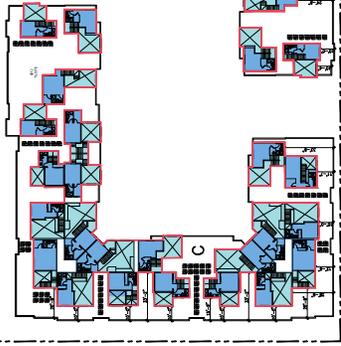


MIN. STEPBACK: 10'
AVE. STEPBACK: 18.82'



MIN. STEPBACK: 6'
AVE. STEPBACK: 10.25'

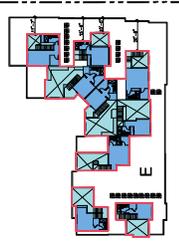
S PLAZA ST



MIN. STEPBACK: 10'
AVE. STEPBACK: 20.26'



MIN. STEPBACK: 10'
AVE. STEPBACK: 20.26'



MIN. STEPBACK: 10'
AVE. STEPBACK: 23.5'

MIN. STEPBACK: 10'
AVE. STEPBACK: 17.13'

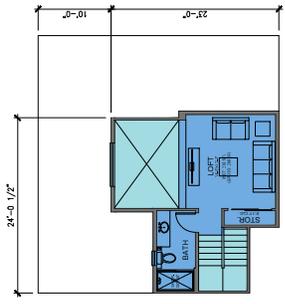
MIN. STEPBACK: 10'
AVE. STEPBACK: 19.31'

E WASHINGTON ST

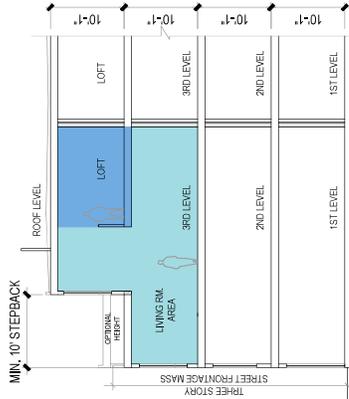
THE ALTAIR

KINGSBARN CAPITAL & DEVELOPMENT
1645 Village Center Circle, Suite 200,
Las Vegas, NV 89134

CARSON CITY, NEVADA



LEGEND
INDICATES STAIRS/VOLUME CEILING AT LOFTS
INDICATES AREA OF RESIDENTIAL



TYPICAL LOFT UNIT PLAN

LOFT DIAGRAM DESCRIPTION:

WILLIAM STREET	WASHINGTON STREET	PLAZA STREET	STEWART STREET	MINIMUM STEPBACK	AVERAGE STEPBACK
				BLDG A 10' MIN.	BLDG A 14.68' AVE.
				BLDG C 10' MIN	BLDG C 17.13' AVE
				BLDG B 10' MIN	BLDG B 18.82' AVE
				BLDG D 10' MIN	BLDG D 20.26' AVE
				BLDG E 10' MIN	BLDG E 23.5' AVE



CONCEPTUAL LOFT PLAN DIAGRAM A1.1

DATE: 12-16-2021
JOB NO.: 2021-125

AO ARCHITECTS
CONCEPTUAL LOFT ORIENTATION DIAGRAM
ORANGE, CA 92866
(714) 639-9860



LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG A - LEVEL 1



BLDG A - LEVEL 2



BLDG A - LEVEL 3



BUILDING A PLANS

DATE: 12-16-2021
JOB NO.: 2021-125

A2.0



AO ARCHITECTS
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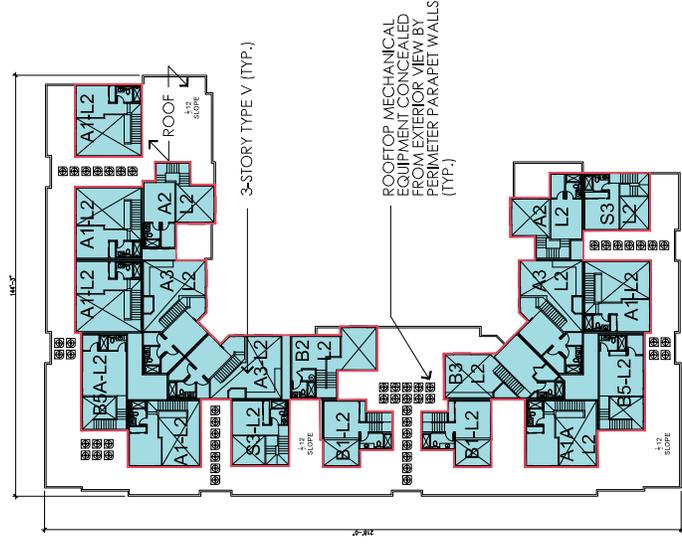
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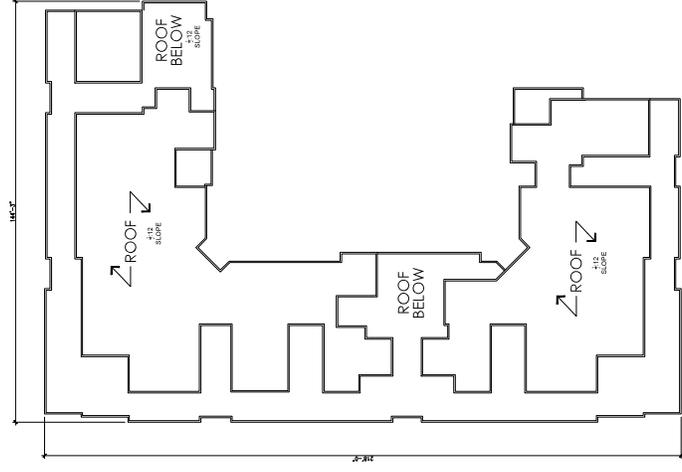
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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG A - LOFT LEVEL



BLDG A - ROOF LEVEL



BUILDING A PLANS

A2.1

DATE: 12-16-2021
JOB NO.: 2021-125



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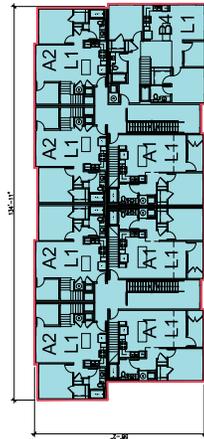
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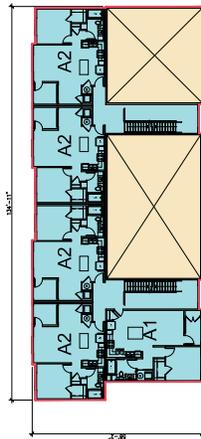
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LEGEND

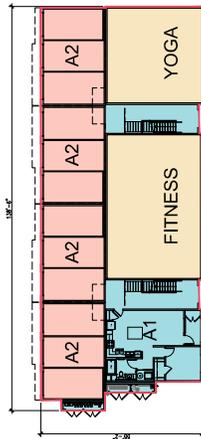
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- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



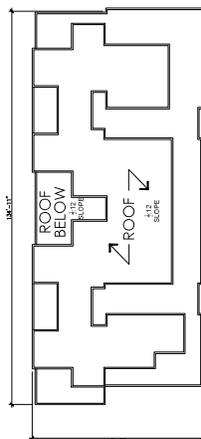
BLDG B - LEVEL 3



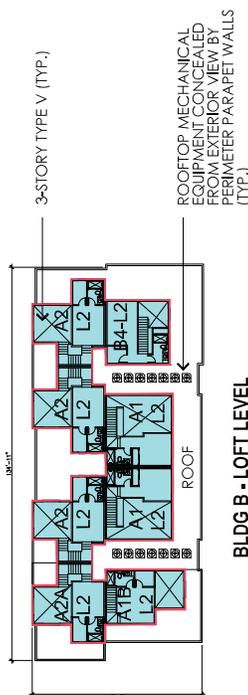
BLDG B - LEVEL 2



BLDG B - LEVEL 1



BLDG B - ROOF LEVEL



BLDG B - LOFT LEVEL



BUILDING B PLANS

DATE: 12-16-2021
JOB NO.: 2021-125

A2.2



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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG C - LEVEL 1



BLDG C - LEVEL 2

1"=20'-0" 0 10 20 40 60'

BUILDING C PLANS

DATE: 12-16-2021
JOB NO.: 2021-125

A2.3



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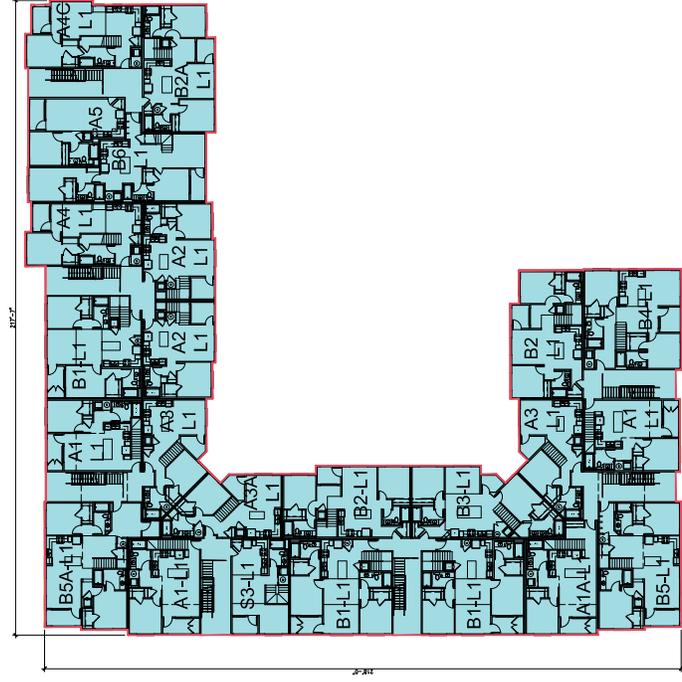


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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF ADJUTANTS
- INDICATES AREA OF PARKING



BLDG C - LEVEL 3



BLDG C - LOFT LEVEL



BUILDING C PLANS

A2.4

DATE: 12-16-2021
JOB NO.: 2021-125

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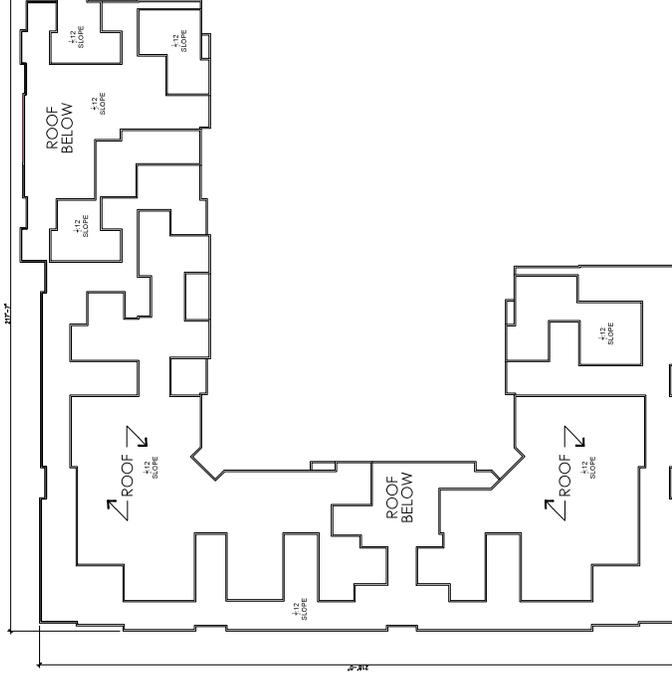
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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG C - ROOF LEVEL



BUILDING C PLANS

A2.5

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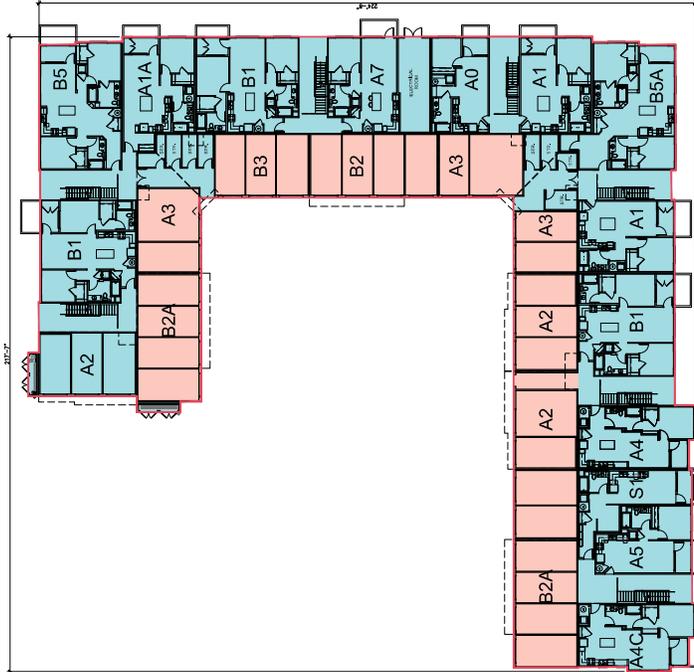


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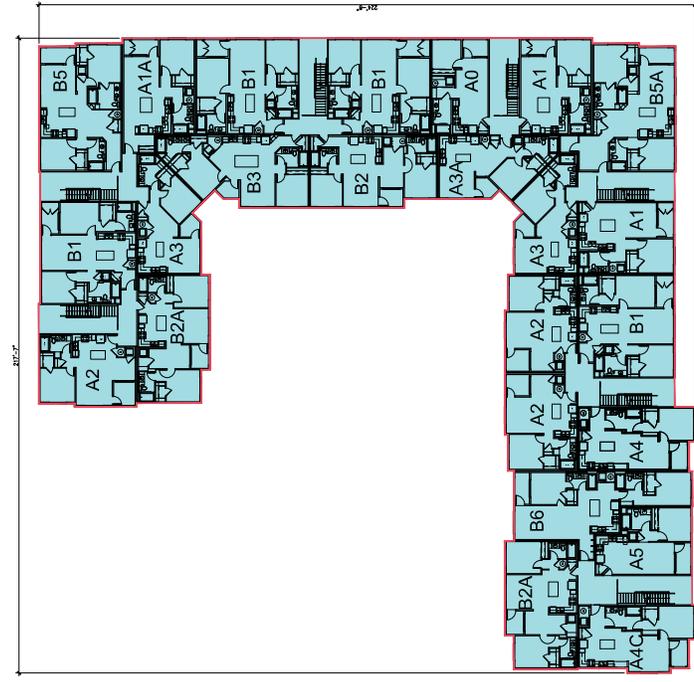


LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG D - LEVEL 1



BLDG D - LEVEL 2



BUILDING D PLANS

DATE: 12-16-2021
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A2.6



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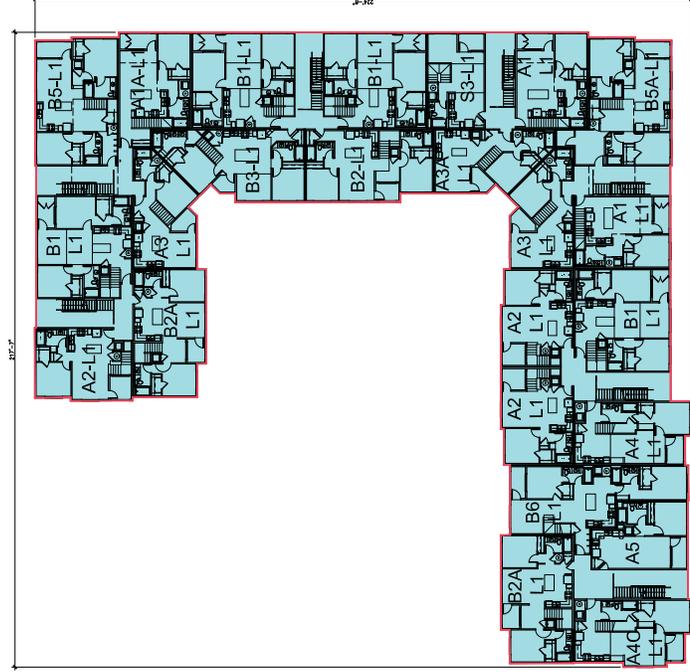
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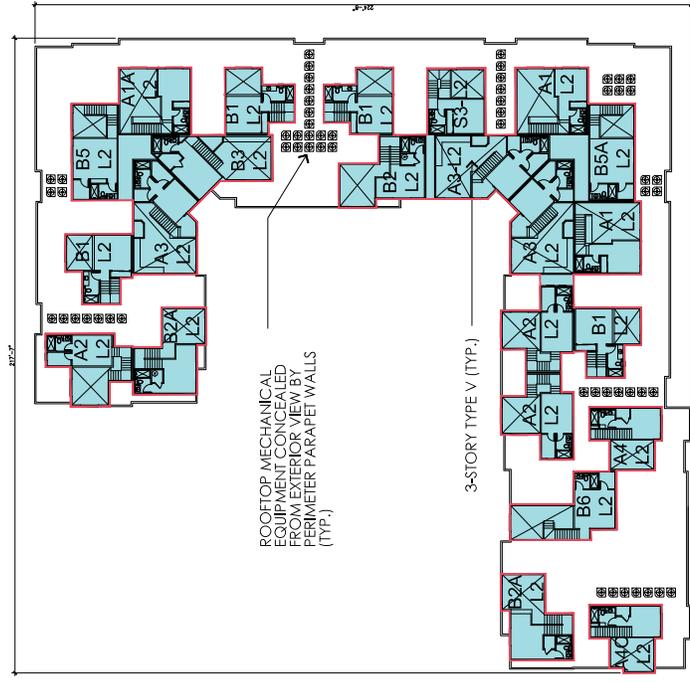
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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG D - LEVEL 3



BLDG D - LOFT LEVEL

1"=20'-0" 0 10 20 40 60'

BUILDING D PLANS

DATE: 12-16-2021
JOB NO.: 2021-125

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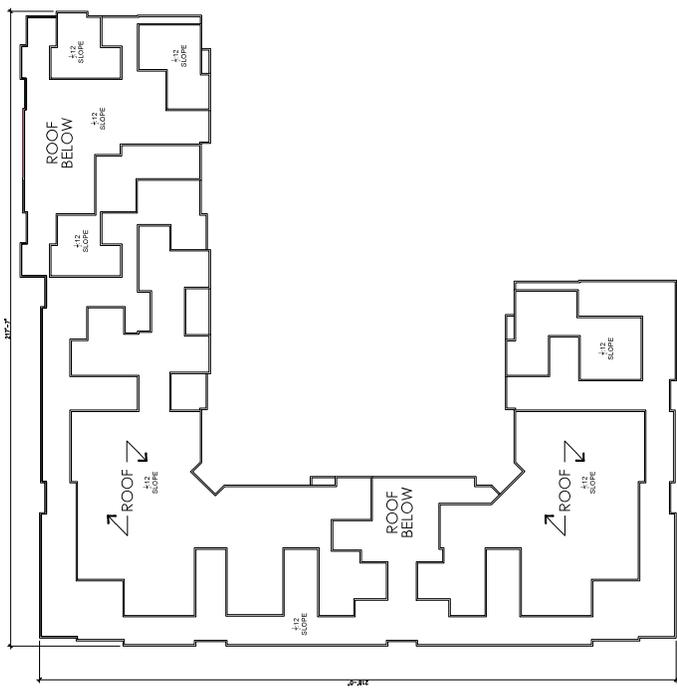
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LEGEND

- INDICATES AREA OF RESIDENTIAL
- INDICATES AREA OF AMENITIES
- INDICATES AREA OF PARKING



BLDG D - ROOF LEVEL



BUILDING D PLANS

A2.8

DATE: 12-16-2021
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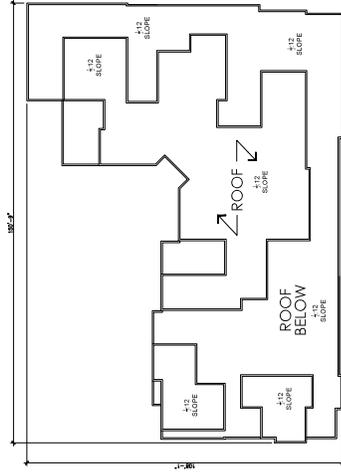
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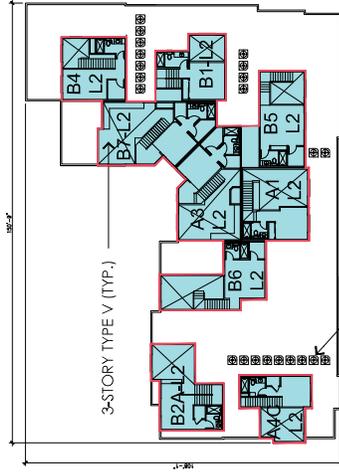


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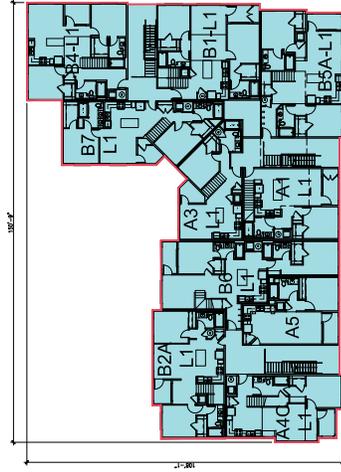


BLDG E - ROOF LEVEL



ROOFTOP MECHANICAL EQUIPMENT CONCEALED FROM EXTERIOR VIEW BY PERIMETER PARAPET WALL (TYP.)

BLDG E - LOFT LEVEL



GENERAL NOTES

REFER TO SHEETS A3.0-AC13 FOR ENLARGED ELEVATIONS WITH ANY CHANGES NOTICED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8" W/1" CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH 1/4" W/1" CLEAR GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

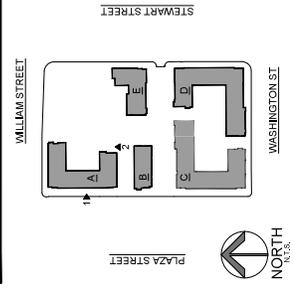


1 WEST ELEVATION
TOWARD S PLAZA ST.



2 SOUTH ELEVATION

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING ELEVATIONS

A3.0

DATE: 12-16-2021
JOB NO.: 2021-125



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GENERAL NOTES

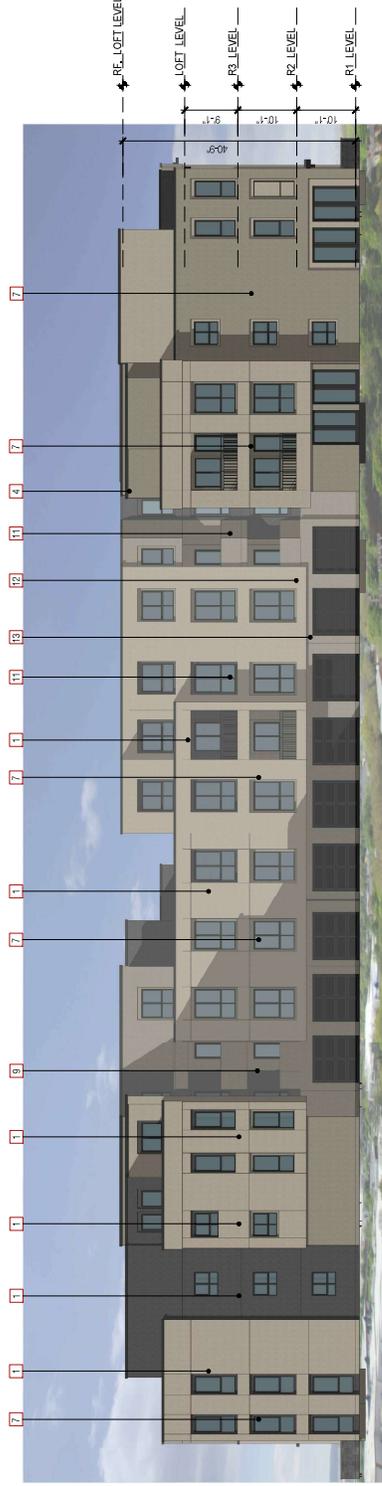
REFER TO SHEETS A3.01-A3.13 FOR ENLARGED ELEVATIONS WITH ANNOTATIONS

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL PAINTING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8" W/1" CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH 1/4" VINYL GLAZED WINDOW
 - 12 1 1/8" VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

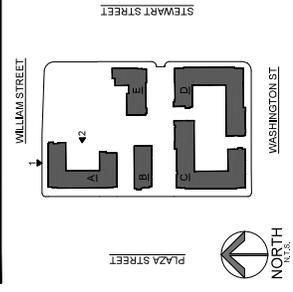


1 NORTH ELEVATION



2 EAST ELEVATION

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING A ELEVATIONS

A3.1

DATE: 12-16-2021
JOB NO.: 2021-125

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GENERAL NOTES

REFER TO SHEETS A3.09-A3.13 FOR ENLARGED ELEVATIONS WITH MATERIALS REQUIRED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL PAINTING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOREFRONT SYS. WITH CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH CLEAR GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

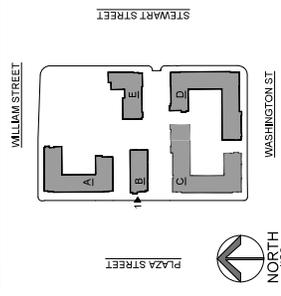


1 WEST ELEVATION
TOWARD S PLAZA ST.



2 SOUTH ELEVATION

KEY MAP



1"=10'-0" 0 5 10 20 30'

CONCEPTUAL BUILDING B ELEVATIONS

A3.2

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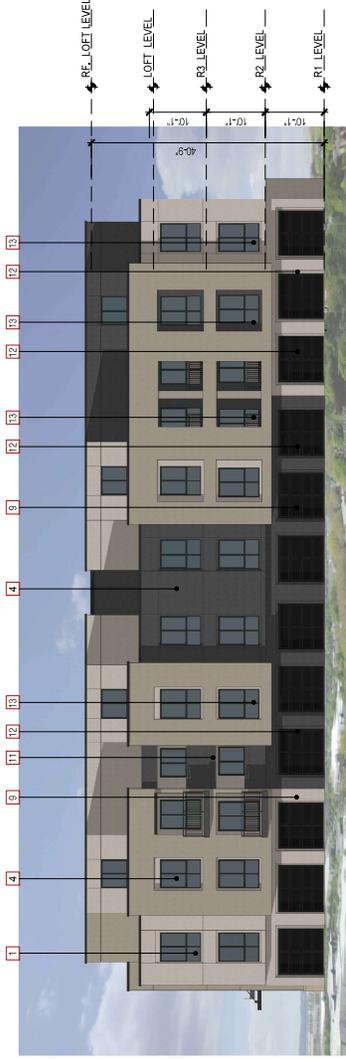


GENERAL NOTES

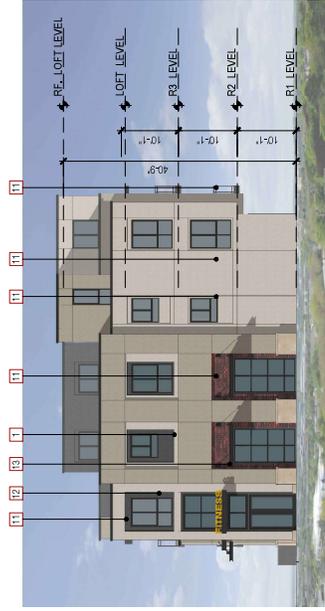
REFER TO SHEETS A3.01-A3.13 FOR ENLARGED ELEVATIONS WITH ANNOTATIONS REQUIRED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2020 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP, PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL PAINTING, PAINTED
 - 8 METAL GATE, PAINTED
 - 9 METAL DOOR, BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8, W/1/4 CLEAR GLASS, BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED, BRONZE COLOR WITH CLEAR GLASS
 - 12 1 1/8 VINYL SLIDER WINDOW
 - 13 METAL PANEL, GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

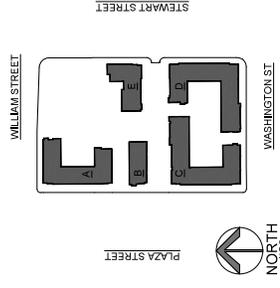


1 NORTH ELEVATION



2 EAST ELEVATION

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING B ELEVATIONS

A3.3

DATE: 12-16-2021
JOB NO.: 2021-125



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GENERAL NOTES

REFER TO SHEETS A3.03-A3.13 FOR ENLARGED ELEVATIONS WITH ANY CHANGES NOTICED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8" W/1/4" CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH 1/4" VINYL GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

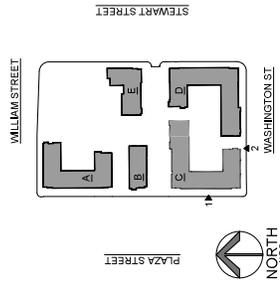


1 WEST ELEVATION
TOWARD S PLAZA ST



2 SOUTH ELEVATION
TOWARD E WASHINGTON ST.

KEY MAP



CONCEPTUAL BUILDING C ELEVATIONS

A3.4

DATE: 12-16-2021
JOB NO.: 2021-125



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GENERAL NOTES

REFER TO SHEETS A3.01-A3.13 FOR ENLARGED ELEVATIONS WITH ALL DETAILS NOTED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2020 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP, PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY-CABLE BRACKETS
 - 7 METAL BALCONY, PAINTED
 - 8 METAL GATE, PAINTED
 - 9 METAL DOOR, BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8, 11/11, CLEAR GLASS, BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED, BRONZE COLOR WITH 1/4" VINYL GLASS WINDOW
 - 12 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

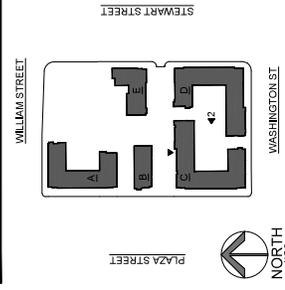


1 NORTH ELEVATION



2 EAST ELEVATION

KEY MAP



CONCEPTUAL BUILDING C ELEVATIONS

A3.5

DATE: 12-16-2021
JOB NO.: 2021-125



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GENERAL NOTES

REFER TO SHEETS A3.09-A3.13 FOR ENLARGED ELEVATIONS WITH MATERIALS SCHEDULE

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8" W/1/4" CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH 1/4" W/1/4" CLEAR GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

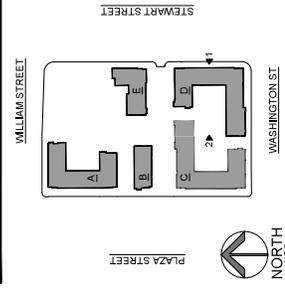


**1 EAST ELEVATION
TOWARD S STEWART ST**



2 WEST ELEVATION

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING D ELEVATIONS

A3.6

DATE: 12-16-2021
JOB NO.: 2021-125

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GENERAL NOTES

REFER TO SHEETS A3.01-A3.13 FOR ENLARGED ELEVATIONS WITH ALL DETAILS NOTED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2020 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOCKFRONT 6/8, 11/16 CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH 1 1/2" VINYL GLASS WINDOW
 - 12 1 1/2" VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

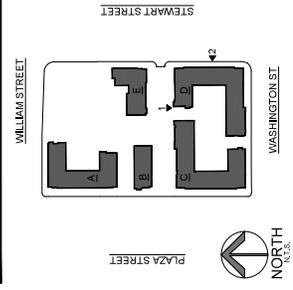


1 NORTH ELEVATION



2 SOUTH ELEVATION TOWARD E WASHINGTON ST.

KEY MAP



1"=16'-0" 0 5' 10' 20' 30'

CONCEPTUAL BUILDING D ELEVATIONS

A3.7

DATE: 12-16-2021
JOB NO.: 2021-125

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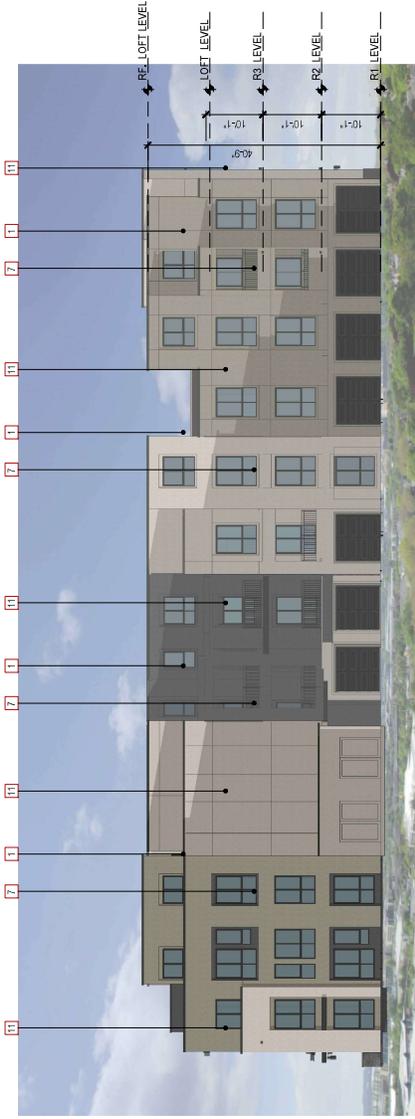


GENERAL NOTES

REFER TO SHEETS A3.09-A3.13 FOR ENLARGED ELEVATIONS WITH MATERIALS REQUIRED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 TRIR BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOREFRONT SYS. WITH CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS COVER FINED BRONZE COLOR WITH CLEAR GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD

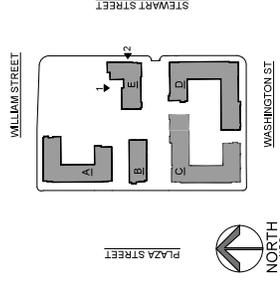


1 NORTH ELEVATION



2 EAST ELEVATION
TOWARD S STEWART ST.

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING ELEVATIONS

A3.8

THE ALTAIR

CARSON CITY, NEVADA

DATE: 12-16-2021
JOB NO.: 2021-125

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GENERAL NOTES

REFER TO SHEETS A3.9-A3.13 FOR ENLARGED ELEVATIONS WITH ANY CHANGES NOTICED

MATERIAL / COLOR LEGEND

- 1 STUCCO 2000 FINISH
 - 2 THIN BRICK VENEER
 - 3 EXTERIOR TRIM
 - 4 METAL WALL CAP PAINTED
 - 5 FRAMED CANOPY WITH SMOOTH STUCCO FINISH
 - 6 METAL CANOPY WITH STAY CABLE BRACKETS
 - 7 METAL RAILING PAINTED
 - 8 METAL GATE PAINTED
 - 9 METAL DOOR BRONZE FINISH
 - 10 ALUMINUM STOREFRONT SYS. WITH CLEAR GLASS BRONZE FINISH
 - 11 VINYL SLIDER WINDOWS OVER FINED BRONZE COLOR WITH CLEAR GLASS WINDOW
 - 12 110 VINYL SLIDER WINDOW
 - 13 METAL PANEL GARAGE DOOR
 - 14 EXTERIOR WALL LIGHT FIXTURE
 - 15 LIMESTONE VENEER
- FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.9 FOR THE COLOR AND MATERIAL BOARD

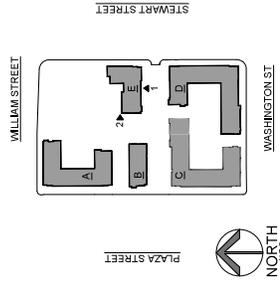


1 SOUTH ELEVATION TOWARD ENTRY DRIVE



2 WEST ELEVATION

KEY MAP



1"=10'-0" 0 5 10' 20' 30'

CONCEPTUAL BUILDING E ELEVATIONS

A3.9

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1 WEST ELEVATION - BUILDING A, B & C
TOWARD S PLAZA ST.

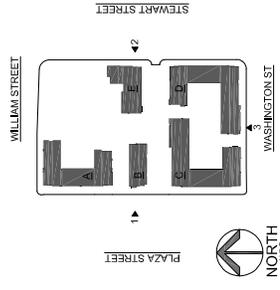


2 EAST ELEVATION - BUILDING D, E & A
TOWARD STEWART ST.



3 SOUTH ELEVATION - BUILDING C & D
TOWARD WASHINGTON ST.

KEY MAP



1"=20'-0"



STREET ELEVATIONS

DATE: 12-16-2021
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A3.11



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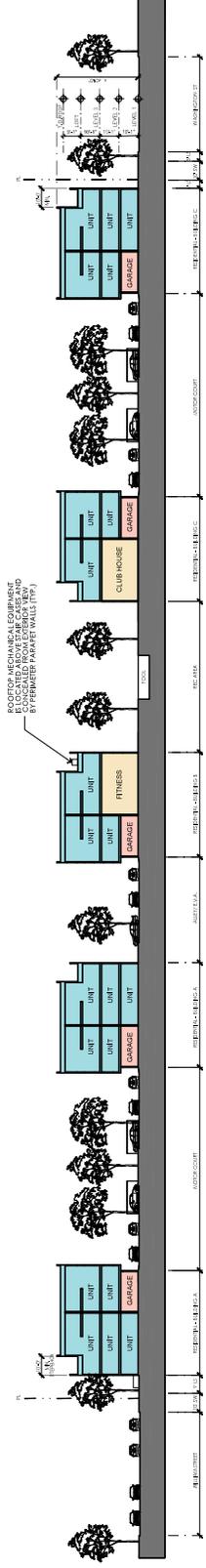
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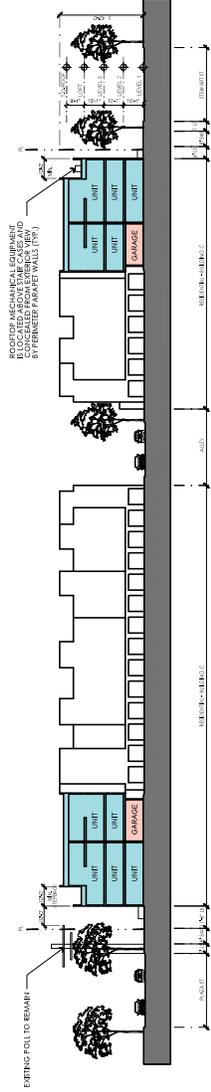


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SECTION A-A

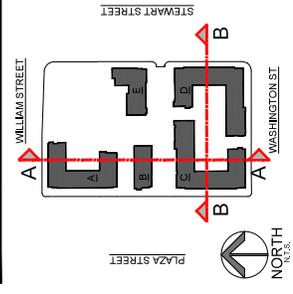


SECTION B-B

LEGEND

- AMENITY SPACE
- 1 CAR GARAGE
- RESIDENTIAL DWELLING

KEY MAP



1"=50'-0" 0 15 30 45 60 75

CONCEPTUAL BUILDING SECTIONS

A3.11

DATE: 12-16-2021
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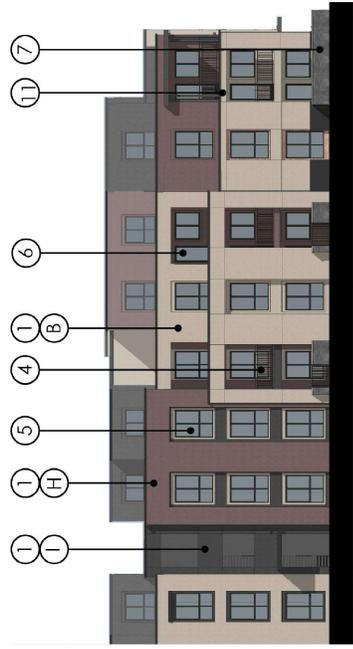
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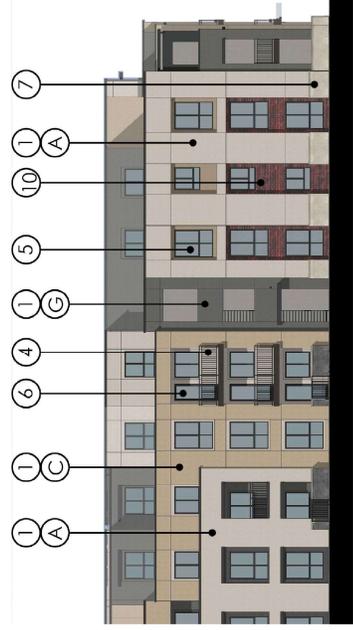


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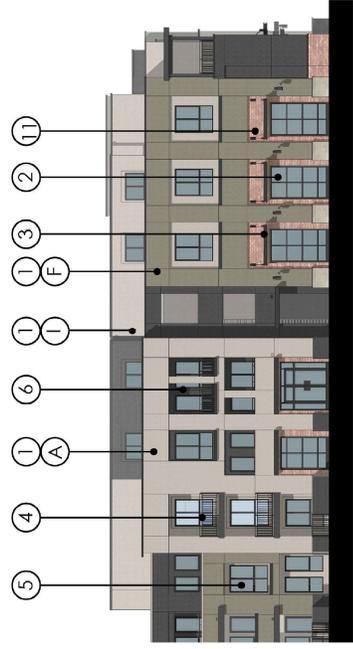




BUILDING C - WEST ELEVATION (PLAZA ST)



BUILDING D - SOUTH ELEVATION (WASHINGTON ST)



BUILDING E - SOUTH ELEVATION

PAINT SWATCHES

- (A) SW 0054 - TWILIGHT GRAY
- (B) SW 7602 - STUDIO BEIGE
- (C) SW 7534 - OUTERBANKS
- (D) SW 6088 - NUTHATCH
- (E) SW 6165 - CONNECTED GRAY
- (F) SW 9570 - IRONCLAD
- (G) SW 0005 - DEEPEST MAUVE
- (H) SW 6990 - CAVIAR



(1) **STUCCO**
20/30 FINE SAND



(2) **ALUMINUM STORE-FRONT SYSTEM**



(3) **METAL CANOPY**



(4) **METAL RAILING**



(5) **VINYL WINDOWS**
WHITE



(6) **METAL DOOR**
1-PANEL GLASS ENTRY DOOR



(7) **FRENCH LIMESTONE VENEER**
BLACK FOREST



(8) **FRENCH LIMESTONE VENEER**
COUNTRY BEIGE



(9) **FRENCH LIMESTONE VENEER**
FRENCH WHITE



(10) **BRICK VENEER**
COLOR TO MATCH



(11) **BRICK VENEER**
COLOR TO MATCH



(12) **WOOD GARAGE DOOR**
TO MATCH PAINT SPEC



MATERIAL BOARD

DATE: 12-16-2021
JOB NO.: 2021-125

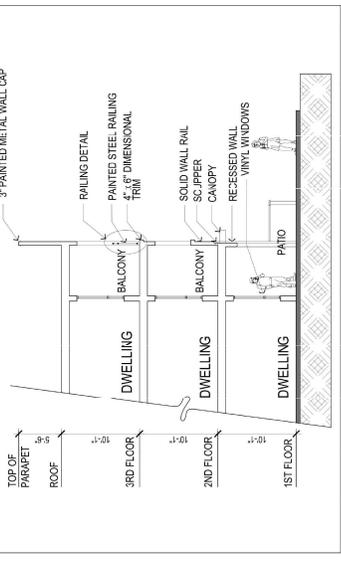
A5.1



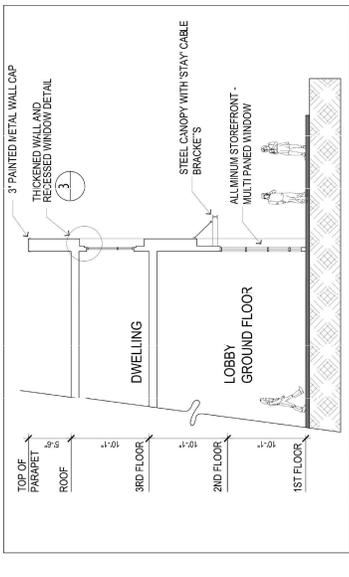
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WALL SECTION B AT BALCONY
SCALE: 1/8" = 1'-0"



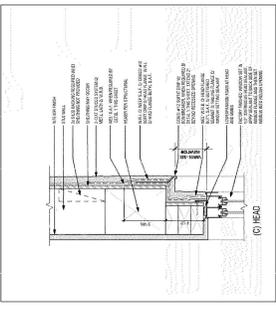
WALL SECTION A AT LOBBY
SCALE: 1/8" = 1'-0"



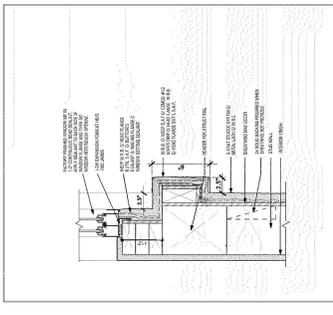
BALCONY



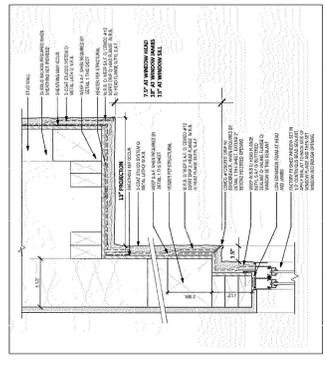
LOBBY



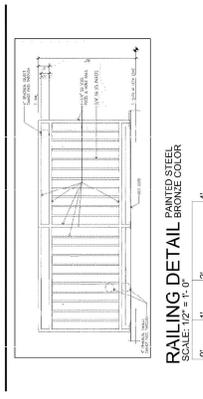
DETAIL 1
SCALE: 1/8" = 1'-0"



DETAIL 2
SCALE: 1/8" = 1'-0"



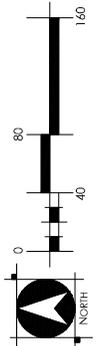
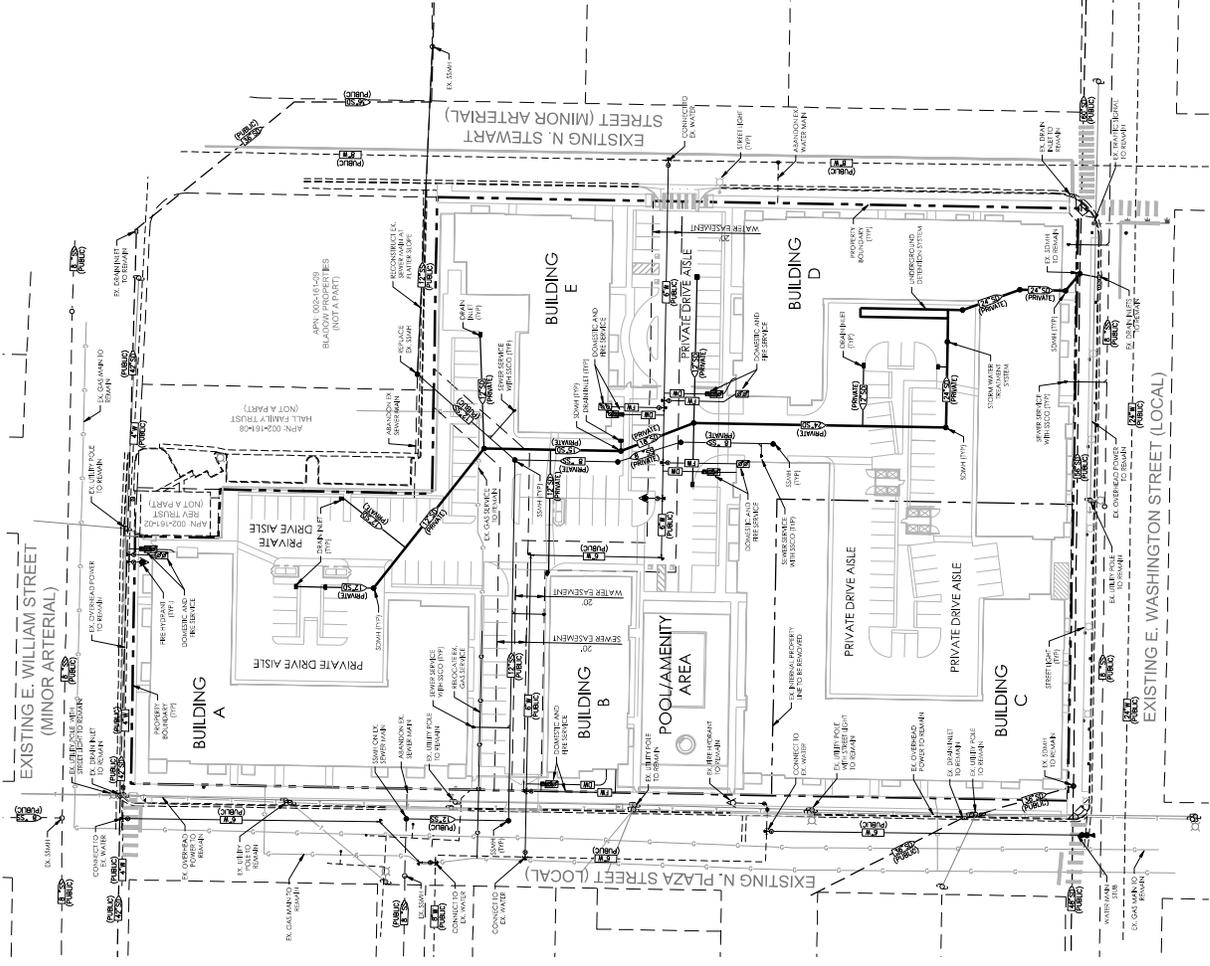
DETAIL 3
SCALE: 1/8" = 1'-0"



THE ALTAIR

SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



THE ALTAIR
PRELIMINARY UTILITY PLAN



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