

Item # 5A

**City of Carson City
Agenda Report**

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006
Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family 12,000 (SF-12) and General Industrial (GI) to General Commercial (GC), on property at 4820 East Nye Lane APN 008-382-14 (SF-12) and 4880 East Nye Lane APN 008-382-36 (GI), subject to the four findings contained in the staff report. (File No. ZMA-06-144)

Staff Summary: Approval of the Zoning Map Amendment would change the designation of the subject parcels on the official Carson City Zoning Map from Single Family 12,000 (SF-12) and General Industrial (GI) to General Commercial (GC).

Type of Action Requested:

- Resolution
- Ordinance (First Reading)
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on August 30, 2006 by a vote of 7 Ayes and 0 Nays.

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family 12,000 (SF-12) and General Industrial (GI) to General Commercial (GC), on property at 4820 East Nye Lane APN 008-382-14 (SF-12) and 4880 East Nye Lane APN 008-382-36 (GI), subject to the four findings contained in the staff report.

Explanation for Recommended Board Action: Staff offered findings for approval for the Planning Commission's consideration, and the Planning Commission recommended approval to the BOS by a vote of 7-0. This is the first of two readings. See attached staff report to the Planning Commission for complete explanation on the recommended action.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

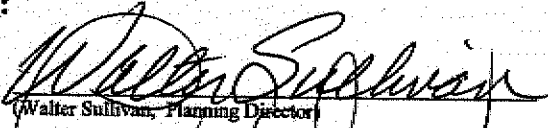
Alternatives:

- 1) Refer back to staff and Planning Commission for further review.

Supporting Material: Staff Report
 Case Record
 Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

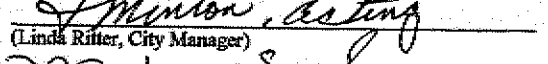
Reviewed By:


 (Walter Sullivan, Planning Director)

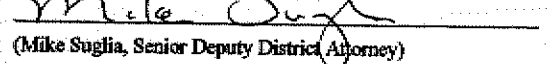
Date: 9-11-06


 (Andrew Burnham, Public Works Director)

Date: 9/12/06


 (Linda Ritter, City Manager)

Date: 9/12/06


 (Mike Suglia, Senior Deputy District Attorney)

Date: 9-12-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY 12,000 (SF12) AND GENERAL INDUSTRIAL (GI) TO GENERAL COMMERCIAL, ON PROPERTY AT 4820 E. NYE LANE ASSESSORS PARCEL NUMBER 008-382-14 (SF12) AND 4880 E. NYE LANE ASSESSORS PARCEL NUMBER 008-382-36 (GI).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 008-382-14 and 008-382-36, on property located at 4820 and 4880 E. Nye Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcels being changed from Single Family 12,000 (SF12) for parcel number 008-382-14 and General Industrial (GI) for parcel number 008-382-36 to General Commercial for both parcels. After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning Commission reviewed the staff report and requested public testimony, and voted 7 ayes and 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended for Assessor's Parcel Numbers 008-382-14 and 008-382-36, changing the zoning

designation from Single Family 12,000 (SF12) and General Industrial (GI) to General Commercial (GC), as shown on Exhibit "A."

PROPOSED this ____ day of _____, 2006.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2006.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

_____ of _____, 2006.

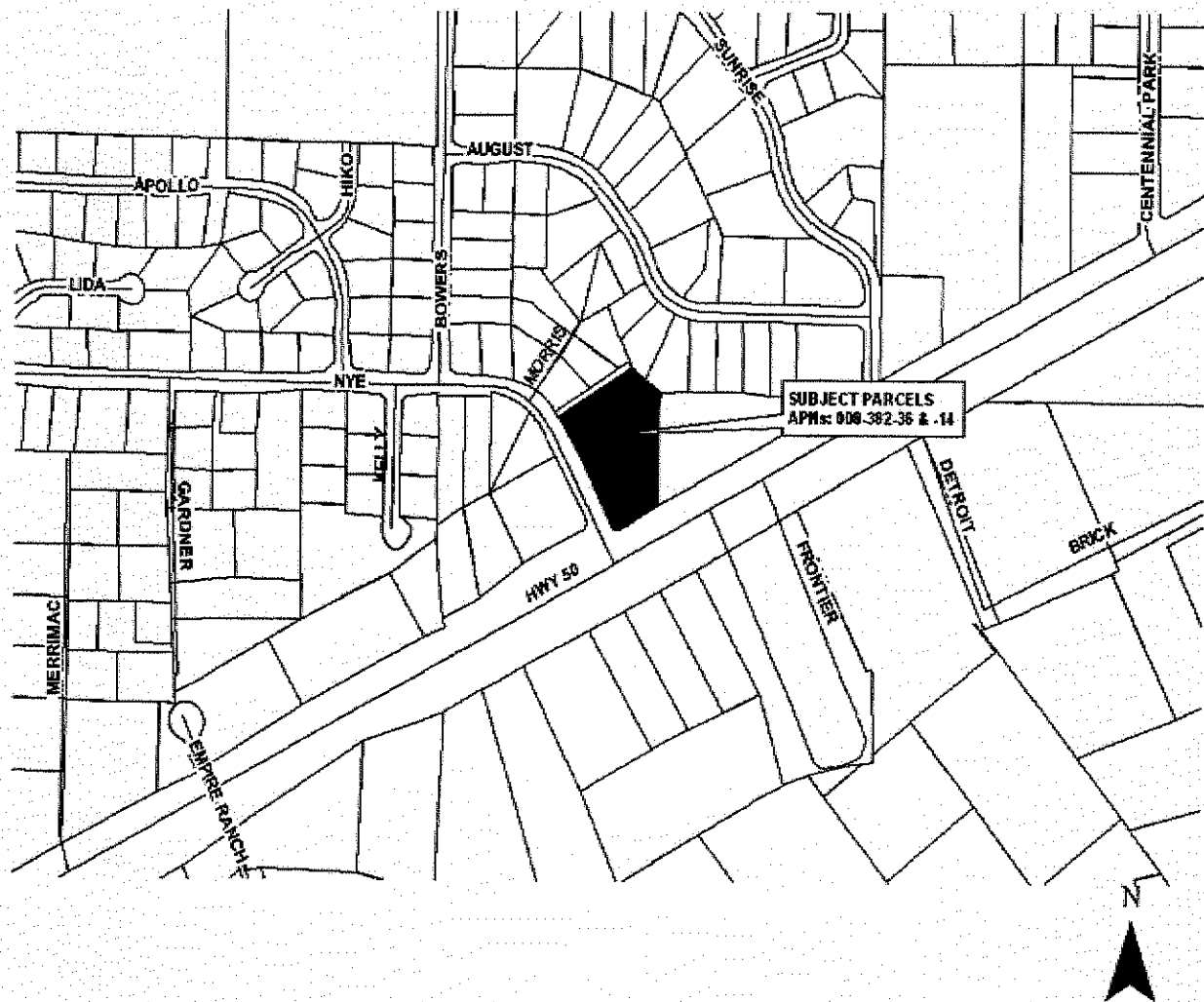


EXHIBIT "A"

ZMA-06-144

A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY 12,000 (SF12) AND GENERAL INDUSTRIAL (GI) TO GENERAL COMMERCIAL

STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 30, 2006

FILE NO: ZMA-06-144

AGENDA ITEM: G-2

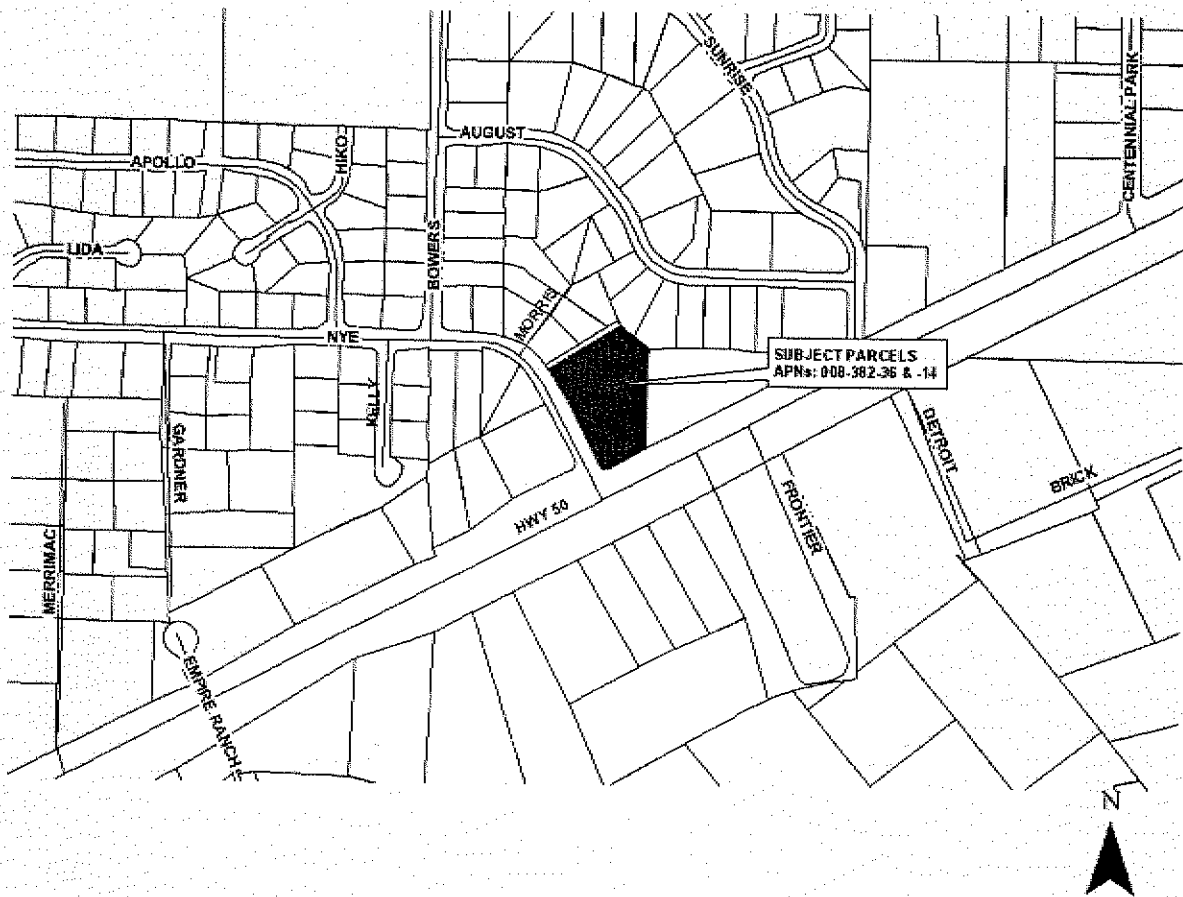
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: A change of land use request to change the zoning of parcel APN 008-382-14 from Single Family 12,000 (SF12) and APN 008-382-36 from General Industrial (GI) to General Commercial (GC).

OWNER/APPLICANT: Joanne Ballardini, CBC, Ltd/ Audra Miller of Lumos and Associates

LOCATION/APN: 4820 and 4880 E. Nye Lane/ APN 008-382-14 and 008-382-36

RECOMMENDED MOTION: "Staff recommends that the Planning Commission move to recommend approval to the Board of Supervisors regarding application ZMA-06-144, a Zoning Map Amendment request from property owner Joanne Ballardini, CBC, Ltd, and applicant Audra Miller of Lumos and Associates to change the zoning on two parcels APN 008-382-14 and 008-382-36, to General Commercial (GC), currently zoned Single Family 12,000 (SF12) and General Industrial (GI), subject to the four findings contained in the staff report."



LEGAL REQUIREMENTS: CCMC 18.02.050, 18.02.075, Review, Zoning Map Amendments and Zoning code Amendments

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Single Family 12, 000 (SF12) and General Industrial (GI).

PROPOSED ZONING: General Commercial (GC).

KEY ISSUES: Is the proposed zoning consistent with the land use map? Will the proposed zoning be detrimental or cause material damage to surrounding properties in the vicinity?

The proposed zoning change of Industrial to Commercial is a down-zoning when compared to other property along Highway 50 East in this area, where General Industrial zoning is common. The zoning in this area changes from General Commercial to General Industrial at a point four parcels to the west of these parcels, along this corridor, at a point directly south of Bowers Lane. A copy of the Assessors parcel page for this area is attached to this report. The proposed zoning change is consistent with the Master Plan designation of Mixed Use Commercial. It is intended that the down-zoning from Industrial to Commercial will have a positive impact on the surrounding properties in the vicinity as the allowed uses in the Commercial zoning district are more restrictive, while the up-zoning of the adjacent residential property to Commercial would provide a better buffer for allowed uses rather than the existing Industrial zoning adjacent to Residential zoning.

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 12, 000/ Residential, vacant
SOUTH: General Industrial/ Vacant
EAST: General Industrial/ Commercial- Mobile Home Sales
WEST: General Industrial/ Commercial- Office and large equipment rental and sales

DISCUSSION:

The owner and applicant are proposing to change the zoning on two parcels of land, APN 008-382-14 and 008-382-36 from Single Family 12,000 (SF12) and General Industrial (GI) to General Commercial (GC). The subject residential zoned parcel is .77 acre and the industrial zoned parcel is 1.0 acre. The residential property is undeveloped. The industrial portion has the display of large rental equipment and trucks and two large buildings located on it. This is the former location of the Waste Management Sanitation service. The zoning of residential against industrial is a friction zone conflict, which the applicant proposes to resolve by changing both parcels to a commercial designation, General Commercial. This is a down-zoning of the industrial portion of the lot. The proposed commercial zoning adjacent to the existing residential zoning to the north would be less of a conflict than the existing

General Industrial adjacent to residential zoning. The change of zoning would allow the present business to utilize the parcel presently zoned residential for the existing rental and storage business. The present use of rental and storage of equipment would eventually be placed on the lot under consideration to the north, which is presently residentially zoned. No expansion of the buildings on the site is proposed at this time. The change of zoning would reduce the setback requirement from the residentially zoned property to the north from 50 feet required under Industrial zoning to 30 feet under Commercial zoning. As a matter of information, there is also a 15 foot wide "splinter" parcel which extends the length of the northern parcel running east and west between the commercial use and the residential use to the north. This "splinter" parcel would remain as Single Family 12,000 zoning, and would provide an additional buffer between the proposed General Commercial zoning and the existing residential property to the north. This adjacent parcel is 15 foot wide and 258 foot long and cannot be developed under the present zoning guidelines due to setback restrictions. In effect, there would be a 45 foot buffer between the existing residential and proposed commercial zoning. The applicant proposes a 30 foot wide strip of landscaping in their setback area to provide additional buffering. There is an existing chain link fence with slats adjacent to the residential property on the northern property line as well as chain link fencing without slats surrounding the rest of the property. The applicant and owner propose improvements adjacent to the property along the frontage of East Nye Lane and Highway 50 East, including curb, gutter, sidewalk and landscaping for buffering as well as creation of an emergency vehicle access and turn around on the property. The proposed use of equipment rental and storage would be moved onto the entire site, minus the 30 foot setback area on the north. The proposed equipment rental business is a much less intense use than the previous use, Waste Management Sanitation, who had a very active yard with large, noisy vehicles arriving and leaving at least daily. .

The neighborhood along Highway 50 East has been going through a transformation the past few years as a result of new commercial development and the recent completion of the first phase of the Carson Freeway which opened in February 2006. Zoning adjacent to the highway in this area along both north and south sections of roadway is presently General Industrial zoning.

It is the intent of the applicant to change the zoning to conform to the Master Plan, Mixed Use Commercial, and to create parcels with one commercial zoning designation. There is currently a mix of uses in the vicinity such as residential and commercial. The applicant/owner intends to delete the property line between these two parcels in the future and create one parcel. It is not possible to delete the parcel line when the parcels have different zoning classifications. To provide additional clarity, a copy of the Assessors map page with existing zoning for this area is attached to the end of this report.

PUBLIC COMMENTS: Public notices were mailed to 72 adjacent property owners within 300 feet of the subject site. As of the writing of this report, no comments in opposition or support have been submitted to staff. Any comments that are received after this report is completed

will be submitted to the Planning Commission prior to or at the meeting on August 30, 2006, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: All comments from various city departments and agencies that were received as of August 14, 2006 are attached to this report.

Building Division: No Comment

Fire Department: The cul-de-sac design shall meet the minimum design requirements for the Carson City Fire Department, which is a 45 foot radius from center of radius to face of curb. The roadway surface shall be an "all weather" surface for emergency vehicle turn around.

Engineering Division: No Comment

FINDINGS: Staff recommends that the request be approved subject to the following findings as required by CCMC, Section 18.02.075, Subsection 5, Zoning Map Amendments and Zoning Code Amendments findings enumerated below and substantiated in the public record.

1. The proposed amendment will not negatively impact properties located in the immediate vicinity.

There have been significant changes in the general vicinity along Highway 50 East within the past five years. The proposed zone change will allow the subject parcels to be consistent with the Master Plan view of the Highway 50 East corridor, as shown on the Master Plan adopted April 2006 by Carson City for Mixed Use Commercial. The parcels in this area adjacent to Highway 50 East on both sides of the Highway are presently all General Industrial zoning. The proposed down zoning from General Industrial to General Commercial and up zoning from residential to General Commercial will be new zoning in this area, but does reflect the long term goal of the Master Plan to allow Mixed Use Commercial in this area, rather than Industrial. The completion of the construction of the Highway 531 freeway to the Highway 50 intersection to the west of this location is generating additional traffic in the vicinity. The freeway will provide a convenient access point to future commercial uses for both highway traffic and local street traffic. The proposed General Commercial zoning is more limiting to allowed uses than the existing General Industrial zoning. The change of the residential parcel to commercial zoning is more in harmony with uses which parallel the existing Highway 50. The splinter parcel to the north provides additional support of this residentially zoned parcel being changed to commercial, as this adjacent parcel, which cannot be developed under present zoning guidelines, due to setback restrictions, provides an additional buffer between the proposed commercial zoning and existing residential uses. There is a 30 foot landscaping strip proposed running east to west adjacent to this area which will provide additional buffering.

2. The proposed amendment supports the goals, objectives and recommendations of the Master Plan.

The proposed amendment meets this finding in that it promotes land use patterns which create vitality, diversity and compatibility by implementing zoning and land uses consistent with the Carson City Land Use Map while maintaining and enhancing the character of adjacent properties. This zoning map amendment would result in two parcels which would be a compatible land use designation with the surrounding properties, although it would be down zoning of one parcel and up zoning of the other, from Industrial and Residential to the new zoning of Commercial. This proposed zoning of Commercial is supported by the new Master Plan designation adopted in April 2006 for Mixed Use Commercial.

3. That there is merit and value in the proposed development for the community as a whole.

The short range benefit of the proposed zoning map amendment is that the proposed change would allow the property owner to eliminate any hurdles associated with the conflict of residential abutting industrial zoning. It would eliminate many of the uses which could have been allowed as permitted or conditional uses in the General Industrial zoning district, which would be in conflict with the adjacent residential zoning and use. The long range benefits of this zoning map amendment would be an overall neighborhood consistency of zoning that would be more compatible with the recent Highway development and Master Plan approval. It is assumed that eventually the uses along the Highway 50 East corridor will be more compatible with the General Commercial zoning district, as more business and traffic are directed to this area, making it more desirable for business owners to locate or relocate businesses to this area which are appropriate to the Commercial zoning districts rather the existing Industrial zoning. The existing zoning along this Highway corridor changes from General Industrial to General Commercial at a point four parcels to the west of this location, directly south of Bowers Lane.

4. The proposed amendment will not negatively impact existing public services and facilities.

The applicant has provided a Drainage Report for staff review and approval. The report states that the applicant proposes a storm water management system which would consist of two drainage swales, one running west-east along the southern edge of the property, with the other running north-south along the eastern edge of the property. Both drainage swales would lead to a detention basin in the southeast corner of the property.

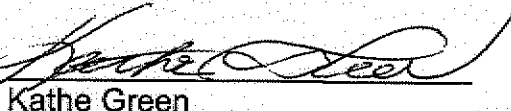
According to the information provided by the Carson City utilities department, there are adequate water supply and sewer improvements in the area. The applicant proposes continuation of the use of the building to the south for water and sewer connections at the present time, with only storage proposed on the northern parcel. No increase in the requirements for water and sewer services are proposed as a result of the zone change request.

The existing roads and highway in the vicinity are paved to Carson City Standards. The applicant proposes adding site frontage improvements for the northern parcel by extending the sidewalk from the highway at the southern parcel to the northern parcel boundary line and adding curb and gutter as well. The applicant has also provided a traffic report for staff review and approval. No increase in traffic is proposed by the approval of the zone change. The applicant states the traffic has seriously decreased as a result of the Waste Management Sanitation company, the previous business at this location, vacating this area, which had trucks entering and leaving the property at least once each morning and night. The new business on the site rents large equipment and trucks.

No other existing or proposed public facilities are anticipated to be impacted by this zoning map amendment. The applicant is required to provide access for emergency vehicles in compliance with the Fire Department regulations.

Respectfully submitted,

PLANNING DIVISION

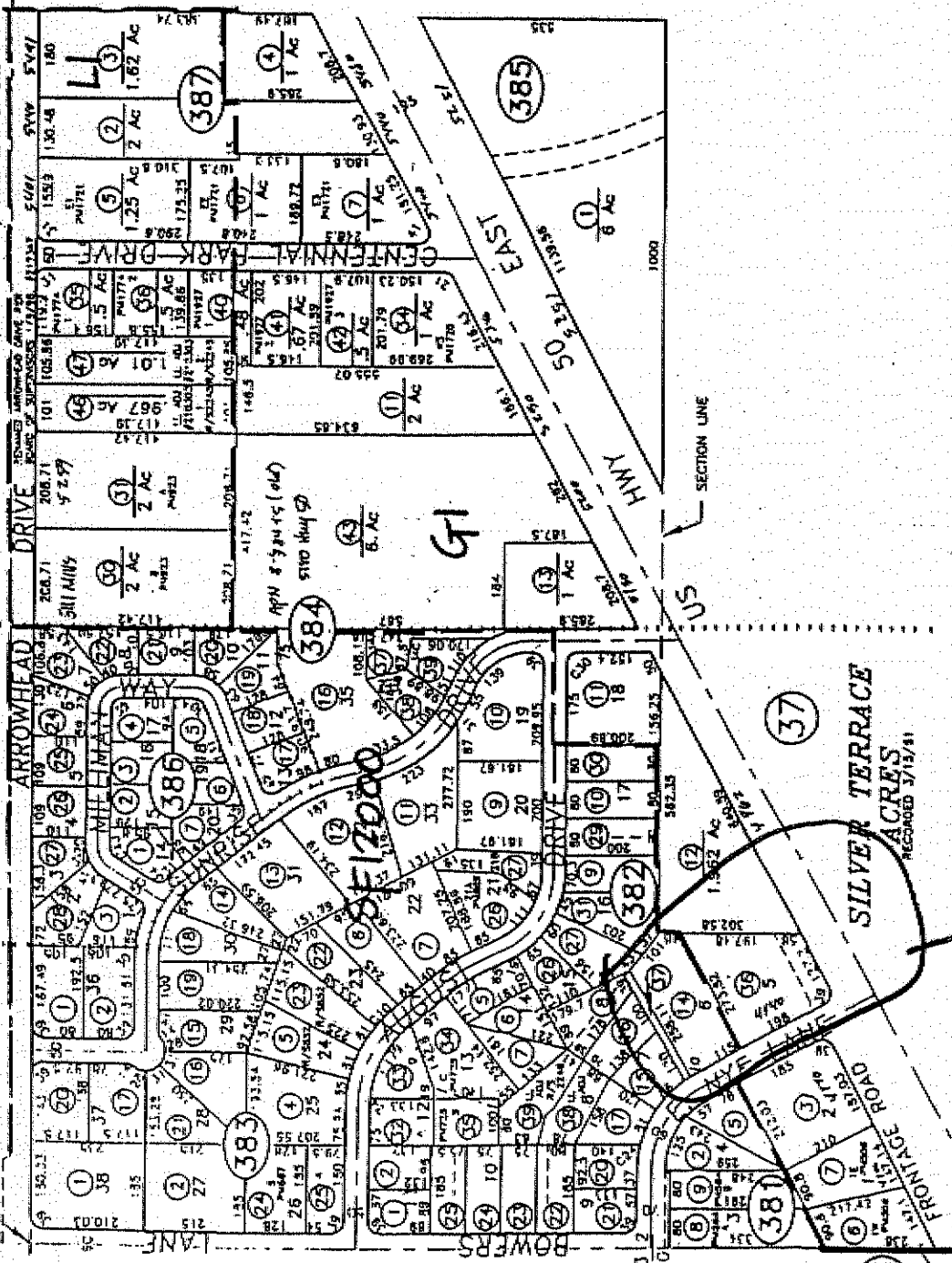

Kathe Green
Assistant Planner

Attachments

8-38

PORTION NW1/4 NW1/4 SECTION 11
AND S1/2 SW1/4 SECTION 2
T.15 N., R.20 E., M.D.B. & M.

SILVER TERRACE
ACRES NO. 2
RECORDED 1/8/72



Scale: 1" = 240'
Revised 03.21.2000
03/01/01

SUBJECT PARCEL

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF
THE DATA DELINEATED HEREON.

Corrected various dimensions (shown to be incorrect)

**PUBLIC WORKS
DEPARTMENT**

■ **ADMINISTRATION**

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **CONTRACTS**

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **FLEET SERVICES**

3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

■ **OPERATIONS**

(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **TRANSPORTATION/
CAPITAL PROJECTS**

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**DEVELOPMENT
SERVICES**

■ **BUILDING and SAFETY**

PERMIT CENTER
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

■ **DEVELOPMENT ENGINEERING**

2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

■ **PLANNING**

2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

TO: Community Development Department

FROM: Kevin Gattis, Chief Building Official

DATE: July 26, 2006

SUBJECT: Planning commission Applications

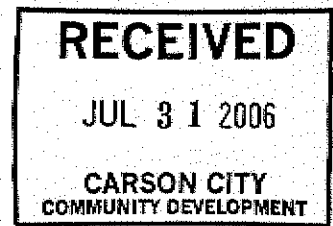
1. ZMA-06-137, No comments
2. ZCA-06-138, No comments
3. MPA-05-254, No comment
4. MPA-05-255, No comment
5. ZMA-06-125, No comment
6. MPA-06-139, No comment
7. ZMA-06-113, No comment
8. VAR-06-115, No comment
9. VAR-06-134, No comment,
10. ZMA-06-142, TPUD-06-143, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
11. ZMA-06-144, No comment
12. SUP-06-149, VAR-06-150, TSM-06-151, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
13. ZMA-06-145, TPUD-06-146, AB-06-147, The submittal received does not reflect exterior landings, porches, cantilevers, etc.. If the property line is to be the foot print of the structure, it shall accurately follow all components of the structure.

RECEIVED

JUL 26 2006

CARSON CITY
COMMUNITY DEVELOPMENT

KG



MEMORANDUM

DATE: July 28, 2006

TO: Planning and Community Development
Jennifer Pruitt
CBC, Ltd
PO Box 1984
Carson City, NV 89702

FROM: Bruce Van Cleemput Assistant Chief/Fire Marshal

SUBJECT: ZMA-06-144 APN 008-382-36 & 38

We have reviewed the aforementioned project and have the following comments:

The Cul De Sac design shall meet the minimum design requirements for the Carson City Fire Department which is a 45' radius from center of radius to face of curb.

The roadway surface shall be an "all weather" surface for emergency vehicle turn around.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.

From: Kathe Green
To: Fuller, William
Date: 8/14/2006 5:40:35 PM
Subject: Re: Zoning Map Amendment ZMA-06-144

Dear Mr. Fuller:

We have received a request from the property owner to down-zone one property from General Industrial to General Commercial and up-zone the adjacent parcel from Single Family 12,000 (SF12) to General Commercial. This is the former site of the Waste Management Sanitation Company, who relocated to a new site further to the east. They were non-conforming for the residential zoning portion of the lot. The proposal is to be more in compliance with the Master Plan, as well as to reduce the setback from residential on the SF 12 portion (north) which would be under General Commercial. There is already a new tenant on the site, Cashman Equipment, who is presently renting large equipment and trucks at this site. We have not been informed of any plans to change from this tenant. The present General Industrial zoning district is the least restrictive one under our zoning codes, so this new zoning would be more restrictive. You can review all the codes at carson-city.nv.us, then click on Municipal Codes, then Title 18. Zoning is under 18.04. General Commercial is at 18.04.135 and General Industrial is at 18.04.150, if you wish to review the allowed and conditional uses under those zoning codes. I have attached the 18.04 portion of the code to this e-mail, along with the setback requirements for commercial zoning. If you are unable to view these on line, please let me know and I will send them to you by fax or mail. If you need additional information, please let me know. We can also send you a copy of the staff report when it is available, probably by August 25. I can be reached at (775) 887 2188 x1010 or by e-mail at KGreen@ci.carson-city.nv.us Kathe Green, Assistant Planner

>>> William Fuller <bravodeltainc@pacbell.net> 08/14/06 4:53 PM >>>
Dear Ms. Green,

We received your "Official Notice of Public Hearing" for a proposed change in the Zoning Map ZMA-06-144 from Single Family 12,000 (SF12) & General Industrial (GI) to General Commercial (GC) for property located at 4820 & 4880 East Nye Lane, APN's 008-382-36 and -14.

I am the owner of APN 008-371-07 where the Villa Sierra Mobile Home Park is located.

Would you clarify for me the difference between GI to GM? We have tried to locate the Zoning Codes and their descriptions in the Carson City Government website, but have been unsuccessful. If the definitions are not "email-able", my address is: 1502 East Shore Drive, Alameda, CA 94501.

I am presuming there is a reason for this request. Are you aware of what the owner's plans are for development?

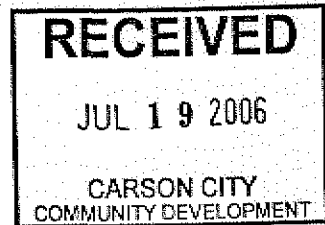
Thank you.

William Fuller
Owner
4999-5001 Hwy 50 East
Carson City, NV 89701



July 13, 2006

Carson City Development Services
2621 Northgate Lane, Suite 54
Carson City, NV 89706



**Re: Traffic Engineering Study
4880 East Nye Lane and 4820 East Nye Lane**

Dear Sir or Madam:

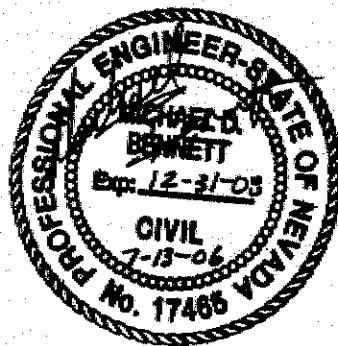
CBC Ltd. is proposing to re-develop and re-zone the 1.09-acre property located at 4880 E. Nye Lane and the 0.8-acre property located at 4820 E. Nye Lane from their current zonings as General Industrial and SF 12000, respectively, to General Commercial. Redevelopment of 4880 E. Nye Lane will change its current use as a base for Capital Sanitation to a retail yard for a construction equipment dealer. The only improvement of 4820 E. Nye Lane will be a driveway to allow access to the property for vehicle and equipment storage.

Lumos and Associates investigated the need for a traffic engineering study for 4880 E. Nye Lane and submitted our results in a letter dated 6/7/2006. Based on number of employees, gross building area and parcel size, our trip generation figure was lower than that required for a traffic engineering study. Since 4820 E. Nye Lane will be used only for storage for 4880 E. Nye Lane, the addition of the property will not generate additional traffic. Therefore, no traffic engineering study will be required for this property.

If you need additional information or have any questions, please me at (775) 883-7077.

Sincerely,

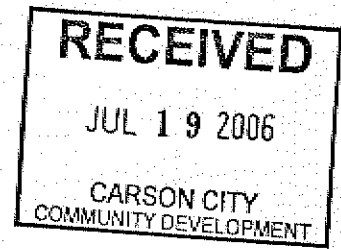
Michael D. Bennett, P.E.
Project Manager
Lumos and Associates, Inc.





June 7, 2006

Carson City Development Services
2621 Northgate Lane, Suite 54
Carson City, NV 89706



**Re: Traffic Engineering Study
4880 East Nye Lane**

Dear Sir or Madam:

CBC Ltd. is proposing to re-develop the 1.09-acre property located at 4880 E. Nye Lane from its current use as a base for Capital Sanitation to a retail yard for a construction equipment dealer. The current zoning for this property is General Industrial.

Per the development standards, a traffic engineering study is required if a development generates 80 or more peak hour trips, or 500 or more trips per day. Lumos and Associates reviewed the Institute of Transportation Engineers' Trip Generation Report (6th Edition) General Light Industrial section for trip generation statistics. The General Light Industrial designation is defined as an industrial facility that employs fewer than 500 persons and has an emphasis on activities other than manufacturing.

Analysis of the project traffic impacts was conducted using number of employees, gross building area and parcel size to determine a maximum peak hour trips and maximum trips per day. All three analysis approaches yielded a trip generation figure lower than that required for a traffic engineering study. Please see attached calculation sheet for your reference.

If you need additional information or have any questions, please me at (775) 883-7077.

Sincerely,

Michael D. Bennett, P.E.
Project Manager
Lumos and Associates, Inc.

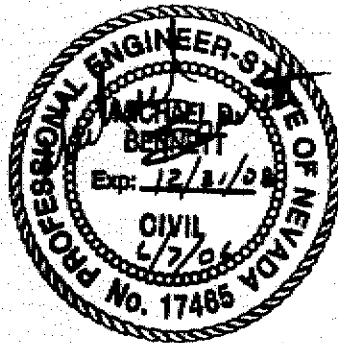


Table 1 Cashman Equipment Integration	
Development Occupant	Cashman Equipment
Number of Employees	4
Floor Area (ft ² /1,000)	4.35
Area (acres)	1.93
Land Use	General Light Industrial

RECEIVED
JUL 19 2006
CARSON CITY
COMMUNITY DEVELOPMENT

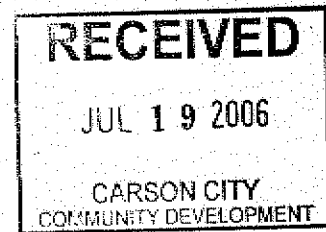
(Col. 1) Average Vehicle Trip Ends vs.	(Col. 2) On a:	(Col. 3) Trip Generation Low Rate	(Col. 4) Trip Generation Average Rate	(Col. 5) Trip Generation High Rate	(Col. 6) Employees	(Col. 7) Average Peak Hour Trips (Col. 4) * (Col. 5)	(Col. 8) Maximum Peak Hour Trips (Col. 5) * (Col. 6)
Employees	Weekday, P.M. Peak Hour Gen.	0.36	0.51	1.18	4 employees	2.04	4.72
1,000 ft ² Gross Floor Area	Weekday, P.M. Peak Hour Gen.	0.36	1.08	4.50	4.35 (ft ² /1,000)	4.70	19.58
Acres	Weekday, P.M. Peak Hour Gen.	1.32	8.77	31.25	1.09 acres	9.56	34.06

(Col. 1) Average Vehicle Trip Ends vs.	(Col. 2) On a:	(Col. 3) Trip Generation Low Rate	(Col. 4) Trip Generation Average Rate	(Col. 5) Trip Generation High Rate	(Col. 6) Employees	(Col. 7) Average Trips/Day (Col. 4) * (Col. 5)	(Col. 8) Maximum Trips/Day (Col. 5) * (Col. 6)
Employees	Weekday	1.53	3.02	4.48	4 employees	12.08	17.92
1,000 ft ² Gross Floor Area	Weekday	1.58	6.97	16.88	4.35 (ft ² /1,000)	30.32	73.43
Acres	Weekday	5.21	51.80	159.38	1.09 acres	56.46	173.72



July 13, 2006

Carson City Development Services
2621 Northgate Lane, Suite 54
Carson City, NV 89706



**Re: Water and Sewer Usage report
4820 East Nye Lane**

Dear Sir or Madam:

CBC Ltd. is proposing to re-zone the 0.8-acre property located at 4820 E. Nye Lane from its current zoning as SF 12000 to General Commercial. The property will be used as a vehicle and equipment storage area for the adjoining property at 4880 E. Nye Lane. The only improvement at 4820 E. Nye Lane will be a driveway to provide access to the site and half street improvements to Nye Lane. Since no additional water and sewer capacity is needed a water and sewer usage report is not required.

If you need additional information or have any questions, please me at (775) 883-7077.

Sincerely,

Michael D. Bennett, P.E.
Project Manager
Lumos and Associates, Inc.

