

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 30, 2011

FILE NO: ZMA-11-015

AGENDA ITEM: H-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: A Zoning Map Amendment to change the zoning of two subject parcels (3.81 acres) from Single Family 1 Acre (SF1A) to Retail Commercial (RC).

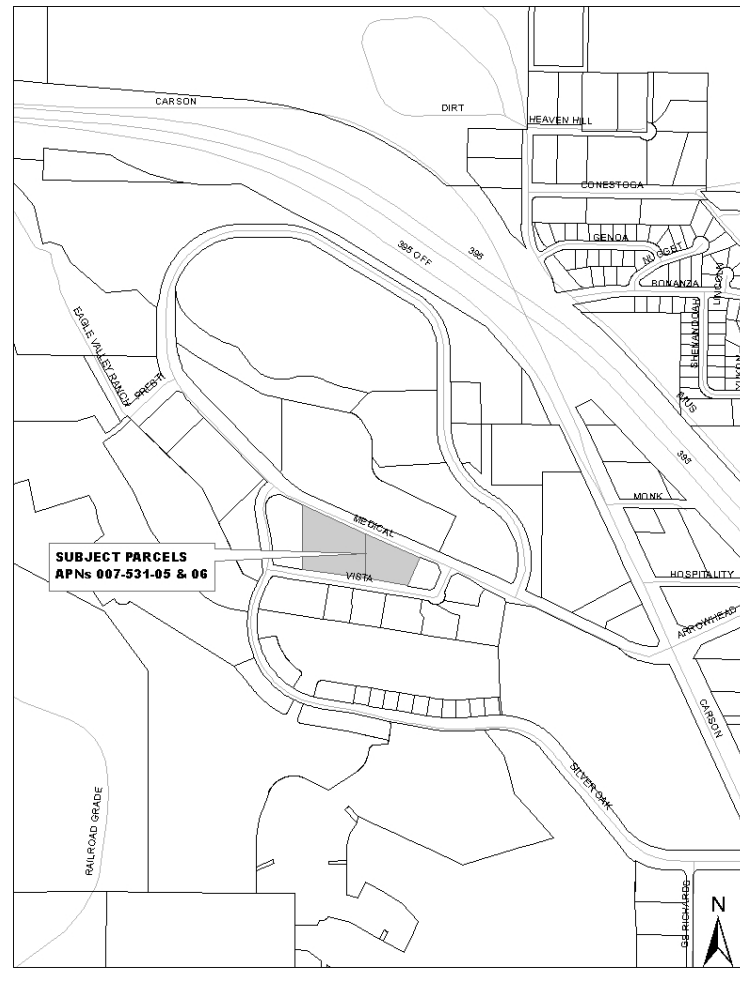
APPLICANT: Richard Sheldrew

OWNERS: JVRS Enterprises LLC

LOCATION: 1365 and 1393 Medical Pkwy

APNS: 007-531-05 and 007-531-06

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-11-015, a Zoning Map Amendment to change the zoning of two parcels totaling 3.81 acres, APNs 007-531-05 and 007-531-06 from Single Family 1 Acre to Retail Commercial, property located at 1365 and 1393 Medical Parkway, based on the findings contained in the staff report.”



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: Mixed-Use Employment (MUE)

CURRENT ZONING: Single Family 1 Acre (SF1A)

PROPOSED ZONING: Retail Commercial (RC)

SURROUNDING LAND USE AND ZONING:

NORTH: Retail Commercial (RC) – Vacant and Medical Commercial
SOUTH: Limited Industrial (LI) – Vacant and Medical Commercial
EAST: Limited Industrial (LI) – Vacant
WEST: Limited Industrial (LI) – Vacant

ENVIRONMENTAL INFORMATION

FLOOD ZONE: Zones D – Undetermined, but likely to be outside the 100 year flood zone area
SLOPE/DRAINAGE: Primarily flat
EARTHQUAKE: Within 200 feet, moderate earthquake potential, zone II

KEY ISSUE:

Would the Zoning Map Amendment be consistent with the proposed Carson City Master Plan and surrounding uses?

BACKGROUND:

The applicant has provided in the packet a detailed history showing that this location was previously used for a residence as well as a cabinet shop, nursery and associated supplies for these businesses, with the business use starting in approximately 1955 and terminating approximately 1968, and with the residence use being retained. The Master Plan was changed in this area in approximately 2004 with the proposed development of the hospital to the north. Since that time, several buildings have been constructed in this vicinity. The hospital itself is to the north, a surgical center is to the northwest, several medical offices are to the south and southeast. All of these businesses are in support of the medical and medical office uses in the vicinity. Surrounding properties are all zoned Retail Commercial. Further to the south and west is the Silver Oak golf course.

DISCUSSION:

The subject parcels are currently zoned Single Family 1 Acre. These two parcels are the only ones in the vicinity which have this zoning, with all other surrounding properties being zoned Retail Commercial. This location is surrounded by property which is either vacant or developed for medical uses. The vacant property is owned by Carson Tahoe Hospital and is likely to be developed in the future with medical or office uses. The subject site is located between Vista and Medical Parkway, an area that is being developed as medical offices in support of the hospital, which is north of this location. One of the properties under review is vacant, while the other has a residence.

The proposed change of zoning would correct these properties to the same zoning as all properties which surround this property as all adjacent properties are zoned retail commercial. The subject properties were not included in the rezoning which took place when the hospital was relocated to the north. The proposed zoning would result in approximately 3.81 acres being rezoned to Retail Commercial and would be compatible with surrounding zoning. It is anticipated this location would also eventually be utilized as an office or medical use.

EXISTING ZONING MAP



PROPOSED ZONING MAP



Master Plan Consistency

The existing land use designation of Mixed-Use Employment is consistent with the future development of the site as offices or other commercial uses which are allowed in the Retail Commercial zoning district. Under Mixed-Use Employment, it is noted that this designation is designed to support concentrated areas of high quality employment facilities that are integrated with or adjacent to complementary retail and commercial uses and/or high-density residential uses. This area may also include corporate office headquarters, research and development facilities, hospital/medical centers and offices, and educational facilities in a planned, campus-like setting.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of parcels, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted.

The applicant has not provided a plan for the use of the site in the future. However, it is likely that this site will be developed as offices or as other commercial uses which would be compatible with the surrounding property and uses. The present use as residential and vacant is not the highest and best use of the property.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 1,785 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045. As of March 16, 2011, no written comments have been received in opposition of this application and the accompanying applications. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Carson City Engineering Division: No preference or objection.

Carson City Health Department: No comments.

Carson City Building Division: No comments.

Carson City Fire Department: Must meet all codes and ordinances as they relate to this request.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Rationale: The proposed amendment meets the intent of the Mixed-Use Employment Master Plan designation for the subject property as detailed in the staff report discussion, above. Retail Commercial zoning is an appropriate zoning district for Mixed-Use Employment. In addition, the surrounding properties are all zoned the proposed Retail Commercial.

The proposed amendment will be in substantial compliance with the following:

GOAL 1.1— General Mixed-Use Policies

1.2. Characteristics—Support concentrated areas of high quality employment facilities that are integrated with or adjacent to complementary retail and commercial uses and/or high-density

residential uses. This area may also include corporate office headquarters, research and development facilities, hospital/medical centers and offices, and educational facilities in a planned, campus-like setting.

1.4—Location- Should have direct access to existing or planned arterial and collector streets and should not rely on local or residential streets for primary access. The property is located on Medical Parkway, a street which is used for the hospital and other medical offices/uses in this area.

1.6—Relationship to Surrounding Development- Should be integrated with, and connected by, a pathway system to the surrounding neighborhood context rather than being walled off as isolated pods of development, particularly when it occurs on smaller sites within established areas of the City. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating smaller-scale uses along the shared boundary of the MUE development and adjacent neighborhood to promote a more seamless transition between uses;
- Clustering taller structures (e.g. five stories or more) away from the primary street frontage and the adjacent neighborhood (e.g., at the center of the site) and stepping down the height of structures as they approach these edges;
- Buffering surface parking, loading areas, and other areas of potential friction from adjacent residences through the use of walls, landscaping or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to surrounding development areas; and
- Ensuring that taller structures are compatible with airport flight patterns where applicable.

There is no project under view at this time, but the site does have direct vehicular and pedestrian access points in relation to surrounding developed areas. All surrounding properties which have been developed are medical in nature. It is likely this property will be developed in the future as a medical office or medical use. The present use of a residence and vacant property is not the highest and best use.

11.2c—Enhanced Roadway Network

Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and further enhance the feasibility of broader transit service and transit supportive development patterns.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Rationale: The proposed amendment will provide for zoning that is compatible with existing and planned future uses on adjacent properties. The property surrounding this site is all Retail Commercial zoning, with uses on developed parcels which is medical or medical offices. Changing the zoning from Single Family 1 Acre to a Retail Commercial will allow the development of the site in a manner compatible with surrounding uses.

The proposed Retail Commercial zoning designation will provide for compatible uses and zoning with all surrounding properties. The purpose of the RC zoning district is to preserve a commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some services uses which are compatible with the zone.

All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobile homes in conjunction with an existing business with sales of autos, recreation vehicles and mobile homes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobile homes do not encroach into City of State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

It is not anticipated that development of the site, assumed to be a use offices or support of medical uses in the area would be a use will result in a detrimental impact to other properties within the vicinity.

3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Rationale: There are no existing facilities on one of the parcels. The second parcel has a home, well and septic system. These are likely to be removed in support of development of the site. If the site is improved, connection to City services of water and sewer will be required.

Development of this site is likely to occur as a support of the surrounding medical and medical office uses. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community is an important consideration. The change of zoning to the same as surrounding properties will support this development.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.

No project is proposed at this time. However, it is likely that the area will be developed in the future in compliance with surrounding property uses, primarily offices, medical offices and support of medical services. The present use as a residence is not the highest and best use of the property with all surrounding zoning being zoned Retail Commercial. Changing the zoning to be in compliance with the property in the area is adapting any proposed project to existing improvements in the area.

Respectfully submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Kathe Green

Kathe Green
Assistant Planner

Attachments

- Draft Ordinance
- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Application (ZMA-11-015)

ORDINANCE NO. 2011- _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF TWO PARCELS OF APPROXIMATELY 3.81 ACRES, APNS 007-531-05 AND 007-531-06, FROM SINGLE FAMILY 1 ACRE (SF1A) TO RETAIL COMMERCIAL (RC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY

ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 007-531-05 and 007-531-06, property located at 1365 Medical Parkway and 1393 Medical Parkway, Carson City, Nevada, was duly submitted by Richard Sheldrew and JVRS Enterprises, in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately 3.81 acres changing from Single Family 1 Acre (SF1A) to Retail Commercial (RC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 30, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ___ ayes, ___nays to recommend to the Board of Supervisors _____ of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, 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 changing the zoning designation of approximately a 3.81 acres of property identified as 1365 Medical Parkway and 1393 Medical Parkway, APNs 007-531-05 and 007-531-06, from Single Family 1 Acre (SF1A) to Retail Commercial (RC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

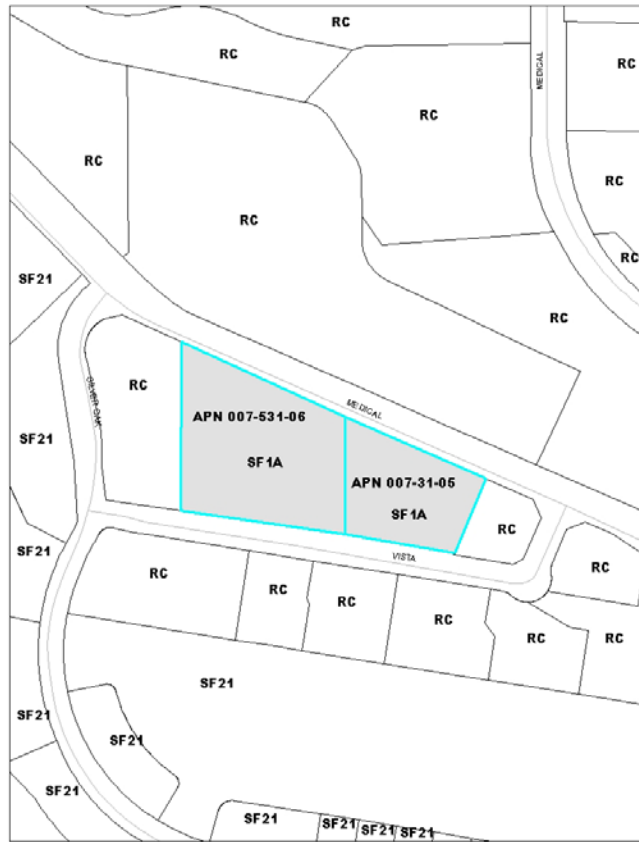
ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2011.

EXISTING ZONING MAP



PROPOSED ZONING MAP



**Engineering Division
Planning Commission Report
File Number ZMA 11-015**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: February 24, 2011 **MEETING DATE:** March 30, 2011

SUBJECT TITLE:

Action to consider a change in zoning for two parcels at 1365 Medical Parkway, assessor's parcel number 07-531-05 and 1393 Medical Parkway, assessor's parcel number 07-531-06. The zoning is proposed to be changed from Single Family 1 acre to Retail Commercial.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public water and sewer are available to these sites.



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: March 14, 2010

SUBJECT: AGENDA ITEMS FOR March 30, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the March 30, 2011 Planning Commission Meeting and have the following comments:

- SUP-11-012 State of Nevada DNOT, City of Carson City Must meet all codes and ordinances as they relate to this request.
- ZMA-11-013 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- SUP-11-014 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- ZMA-11-015 Richard Sheldrew Must meet all codes and ordinances as they relate to this request.

DL/llb

File # (Ex: MPR #07-111)	ZMA-11-015
Brief Description	<i>Rezone from SF1A to RC</i>
Project Address or APN	007-531-05, 06
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	2-30-2011
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

Kathe Green - Re: PC 3-30-11

From: Dustin Boothe
To: Kathe Green
Date: 3/14/2011 4:16 pm
Subject: Re: PC 3-30-11

Kathe:

Below is my comments for Planning Commission. Please let me know if you have any questions.

SUP-11-012

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-015

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

ZMA-11-013

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-014

Carson City Health and Human Services has the following comments regarding this project:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

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>>> Kathe Green 2/18/2011 11:27 AM >>>

An initial draft agenda, schedule, and applications are being routed to you today if you receive a paper copy, for the Planning Commission of 3/30/11. The meeting with staff will be at 9:30 am on Tuesday, 2/22/11, and meeting with the applicants will be Wednesday morning 2/23/11 if you would like to attend either meeting. Please contact me or the planner assigned to the project if you have any questions.

Lathe's copy

RECEIVED

MAR 14 2011

CARSON CITY PLANNING DIVISION



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director
Juan F. Guzman, Open Space Manager
Vern L. Krahn, Park Planner

Subject: Parks & Recreation Department's comments for the Wednesday, March 30, 2011, Planning Commission meeting

Date: March 14, 2011

SUP-11-012

Our department takes no exception to NDOT's billboard project provided the proposed location does not impact or is in conflict with the following:

- 1) The City's existing 12' wide multi-use concrete path along the north side of U.S. Highway 50 (East) between Russell Way and the Freeway interchange.
- 2) The Carson City Freeway (Northern Leg) Landscape Project. Carson City Public Works Department's consultant team has recently completed this project's construction documents and the City is planning to bid the project within the next couple of months.
- 3) The Carson City Freeway Multi-use Path Alignment Study. Carson City's Public Works Department and Parks and Recreation Department are currently studying various north and south multi-use path alignments through the Freeway's U.S. Highway 50 (East) interchange. One potential alignment is along the east side of Russell Way.

ZMA-11-013

Our department supports the applicant's request for a zoning map amendment from Limited Industrial to General Commercial. Staff believes this land use change is more compatible with and minimizes potential conflicts with Governors Field's public regional zoning than the current zoning and industrial uses. Also, this zoning map amendment will bring this land use into compliance with the City's Master Plan's Land Use Map. This is important because as the Fairview Drive corridor continues to develop into a major gateway into the downtown area, our department believes mixed-use commercial is more in keeping with the community's vision for this arterial street.

SUP-11-014

Our department supports the applicant's request for a Special Use Permit for this project. If the Planning Commission approves this project, our department is interested in exploring with Silver State Charter School the development of a joint use agreement for the benefit of both parties. In addition, our department will ask for the following Special Use Permit condition as follows:

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

- 1) The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

Our department would like the applicant, Planning Division, and Planning Commission to consider three other Special Use Permit conditions. They are as follows:

- 1) The applicant should be required to redesign their existing Fairview Drive landscaping frontage to match the City's newly established landscaping theme in the road's right-of-way.
- 2) The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
- 3) There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.

ZMA-11-015

Our department takes no exception to the applicant's zoning map amendment. However, the Unified Pathways Master Plan identifies Medical Parkway as a shared bicycle facility.

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:

RECEIVED

ZONING MAP AMENDMENT

FEB 17 2011

FILE # ZMA - 11 - 015

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once a complete by staff). CARSON CITY PLANNING DIVISION

PROPERTY OWNER

JVRS ENTERPRISES

MAILING ADDRESS, CITY, STATE, ZIP

PO BOX 313, MINDEN, NEVADA, 89423

EMAIL ADDRESS

rsheldrew0825@charter.net (775)783-0866

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Richard Sheldrew

APPLICANT/AGENT

MAILING ADDRESS, CITY, STATE ZIP

PHONE #

FAX #

E-MAIL ADDRESS

SUBMITTAL PACKET

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 6 Completed Application Packets (1 Original + 5 Copies)
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering-4 copies)

Application Reviewed and Received By: *[Signature]*

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s)

007-531-05/007-531-06

Street Address

1365 Medical Parkway 89703

ZIP Code

Project's Master Plan Designation

MUE

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

Vist Lane

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Rezone parcels from residential 1 acre to commercial usage to conform with the Carson City Master plan and be compatible with all adjacent and surrounding properties that have been rezoned to commercial use

Change to PC

PROPERTY OWNER'S AFFIDAVIT

Richard A Sheldrew

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

[Signature]
Signature

PO Box 313 Minden Nevada 89423
Address

2-17-11
Date

Use additional page(s), if necessary, for other names.

On February 17, 2011, Richard Sheldrew personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public



SHEILA FOUTS
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires August 22, 2011
No: 07-4429-6

Carson City Planning Division 2621 Northgate Lane, Suite 62 • Carson City NV 89706 Phone:
(775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

APPLICATION FOR PROPERTY REZONING

SUBMITTED BY:

**JVRS ENTERPRISES LLC.
Atten: Richard Sheldrew, General Manager
PO Box 313
Minden, Nevada 89423**

**(775) 782 2367
(775) 721-3010 (Cell)
(775) 783-0866**

Email rsheldrew0825@charter.net

CONTENTS

Project Summary

Site Plan Drawing

Application Questionnaire

Supporting Information

Acknowledgement of Application

Property Owner's Affidavit

Secured Tax Inquiry Detail(s)

Parcel Detail(s)

PROPERTY INFORMATION

Project's Assessor Parcel Number(s)

PROPERTY LOCATION:

Parcel # 007-531-05

Parcel # 007-531-06

TOTAL ACREAGE:

3.81

STREET ADDRESSES

1365 Medical PKWY

1393 Medical PKWY

ZIP Code

89703

Project's Master Plan Designation

LAND USE CODE 400

Retail, mixed, schools, hospitals, gas stations, etc.

Project's Current Zoning

1 Acre Residential

Nearest Major Cross Street(s)

Vista Lane

Master Plan was changed to designate surrounding properties to commercial use.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

There are no negative impacts. This change supports goals and objectives of Carson Tahoe Hospital, and the Carson City Master Plan.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

RESPONSE TO QUESTIONS 4, 4A, 4B, & 4C.

Approval of this application would be required to adapt any proposed development to existing improvements in this area.

Reference approved plans by Carson City and associated requirements of civil infrastructure upgrades to include streets, sewer, water, drainage and drainage basins necessary to develop the Carson Tahoe Hospital Campus for questions A, B, & C, above. These improvements have been completed on all east, west, north, and south boundaries of the property that is part of this amendment.

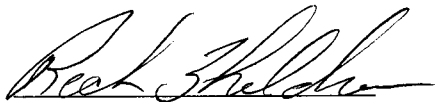
D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Development of Carson Tahoe Hospital and associated medical buildings within the CTH Campus resulted in elimination of residential homes approved by Carson City for the Silver Oak Development project originally scheduled to be constructed on adjacent properties. Therefore, approval by Carson City for the CTH campus development that surrounds the property requested to be rezoned in this application as well as the amendment in this applications decreases residential housing resulting in a smaller student base and reducing the impact to the Carson City School system.

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

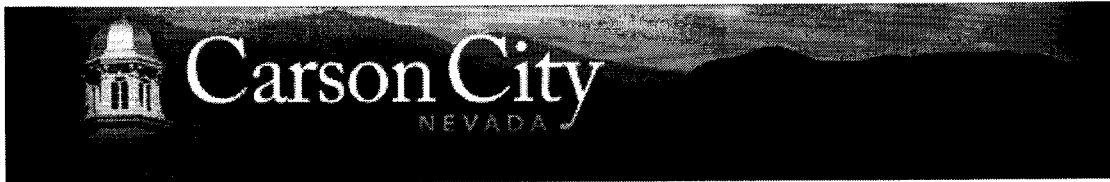
The development of the Carson Tahoe Hospital Campus (CTH Campus) provides for the day-day care of persons as well as emergency response to people. As such, the campus is designed to support not only emergency vehicles, but also emergency air support for helicopters. Current access recently approved by Carson City that allows for the development of the CTH Campus addressed issues associated with density and access. This resulted in the completion of streets on the east, west, north, and south boundaries of the property in this amendment necessary to meet response, traffic and access issues.

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Date 2-17-2011

Richard Sheldrew
General Manager JVRS Enterprises LLC



Secured Tax Inquiry Detail for Parcel # 007-531-05

Property Location:	1365 MEDICAL PKWY	Roll #:	008790
Billed to:	JVRS ENTERPRISES LLC	Tax Year:	2011
	P O BOX 313	District:	2.4
	MINDEN, NV 89423-0000	Tax Service:	
		Land Use Code:	120

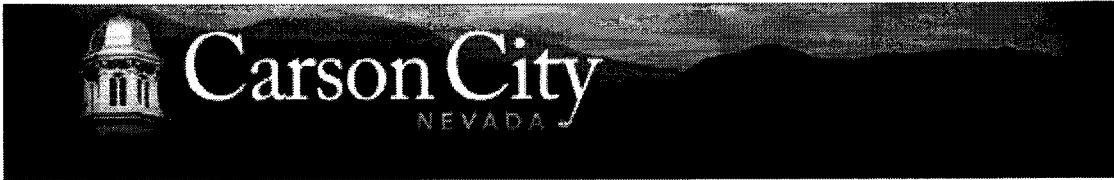
Outstanding Taxes:

Prior Year	ax	T Penalty/Inter est	al	Tot Paid	Amount Due	Total
2009	602.93		602.93	602.93		
2010	649.94	47.12	697.06	697.06	.00	

Current Year

				No Taxes Owing	
				Tot Paid	Amount Due
08/16	174.50	6.98	181.48	181.48	.00
10/04	173.00	17.38	190.38	190.38	.00
01/03	173.00		173.00	173.00	.00
03/07	<u>173.00</u>		<u>173.00</u>	<u>173.00</u>	.00
Totals:	693.50	24.36	717.86	717.86	

[History](#)



Secured Tax Inquiry Detail for Parcel # 007-531-06

Property Location:	1393 MEDICAL PKWY	Roll #:	008791
Billed to:	JVRS ENTERPRISES LLC	Tax Year:	2011
	P O BOX 313	District:	2.4
	MINDEN, NV 89423-0000	Tax Service:	
		Land Use Code:	310

Outstanding Taxes:

Prior Year	ax	T Penalty/Inter est	al	Tot Paid	Amount Due	Total
2009	1,790.92		1,790.92	1,790.92		
2010	1,844.65	122.81	1,967.46	1,967.46	.00	

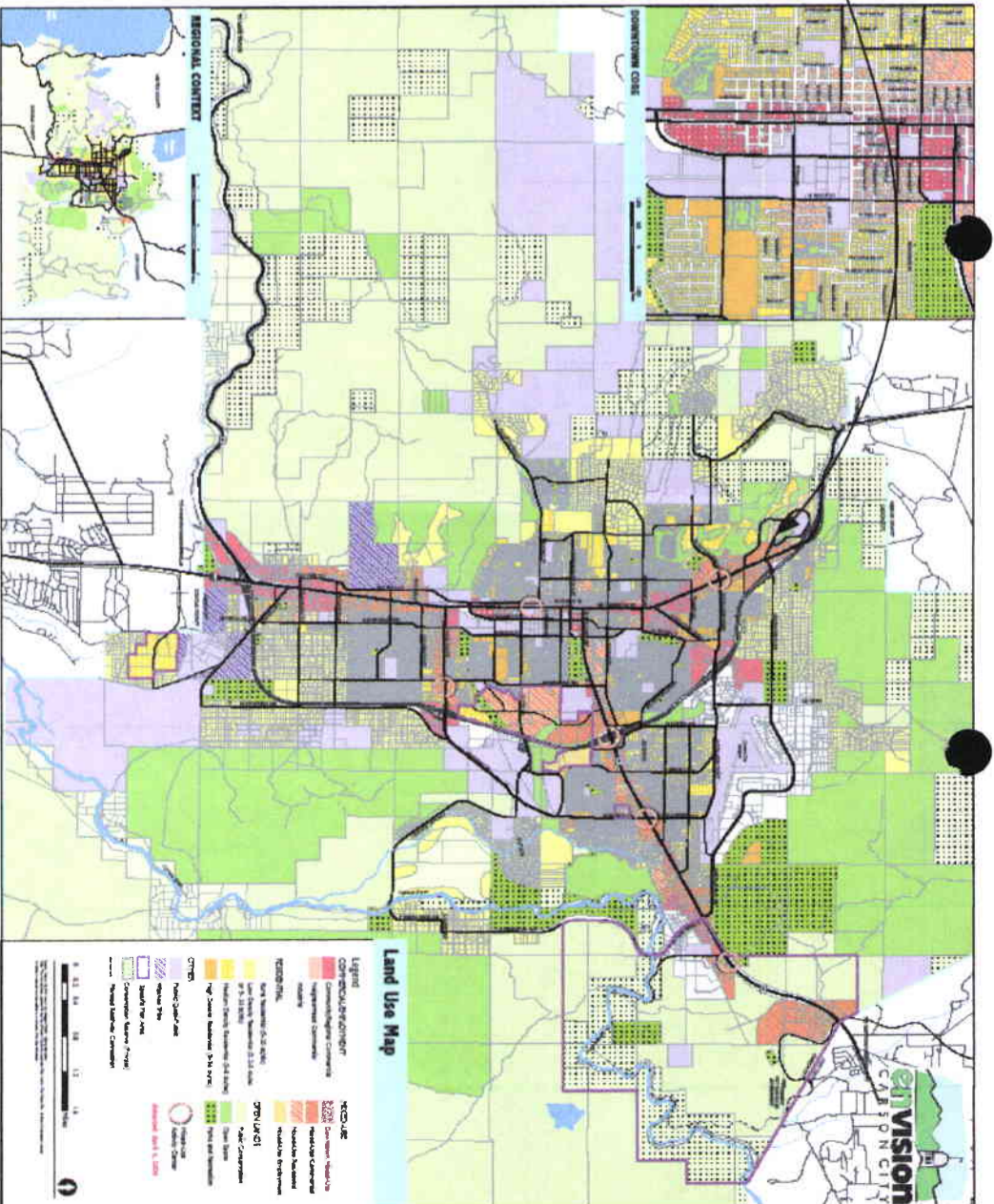
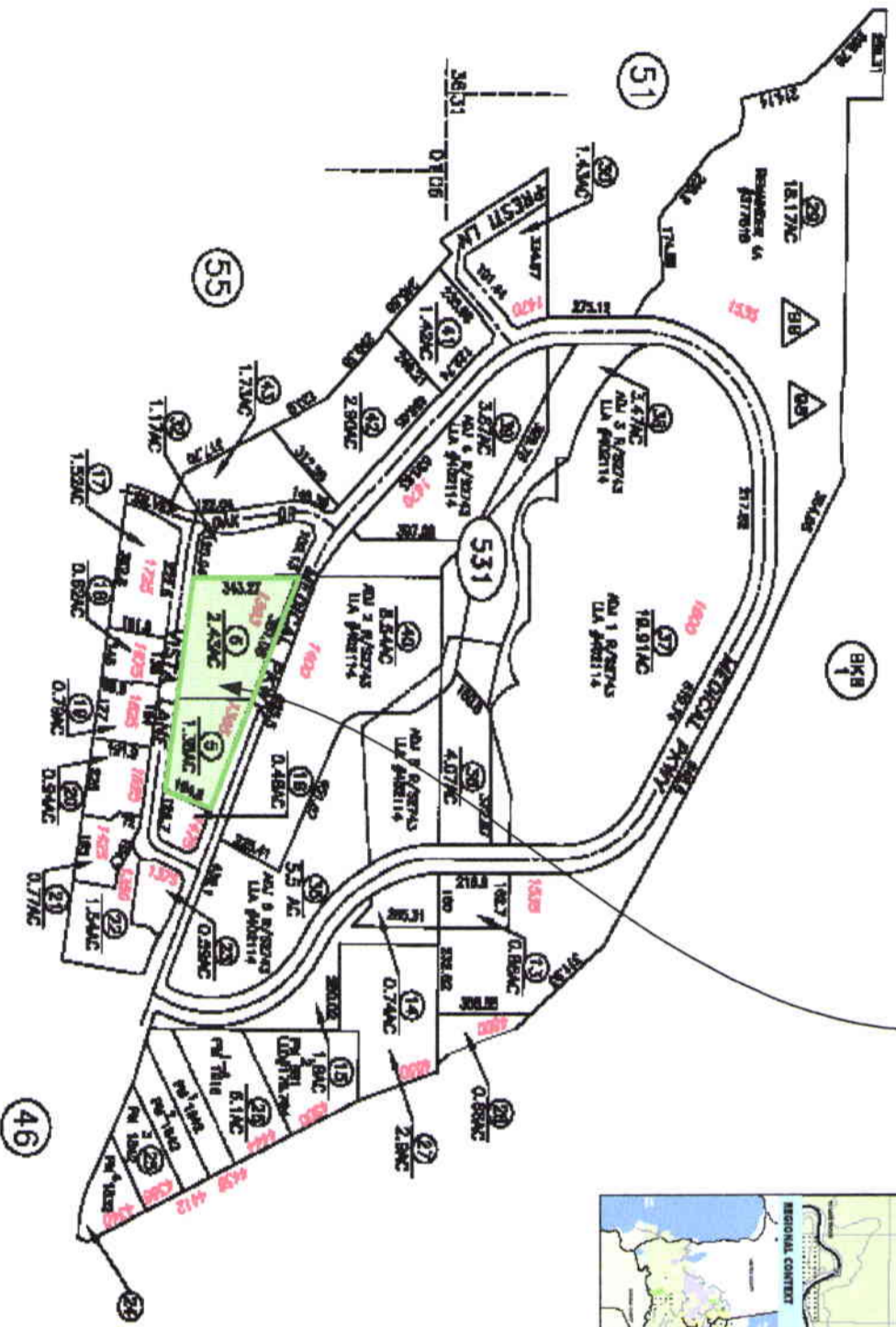
Current Year

				No Taxes Owing	
08/16	492.24	19.69	511.93	511.93	.00
10/04	492.00	49.21	541.21	541.21	.00
01/03	492.00		492.00	492.00	.00
03/07	<u>492.00</u>		<u>492.00</u>	<u>492.00</u>	.00
Totals:	1,968.24	68.90	2,037.14	2,037.14	

History

SUBJECT PROPERTY

PORTION SECTION 8 T.15 N., R.20 E., M.D.B. & M.
AND SECTION 31 T.16N., R.20 E., M.D.B. & M.



JVRS ENTERPRISES LLC.

Richard Sheldrew, General Manager
PO Box 313
Mindlen Nevada, 89423
(775) 782 2367
(775) 721 3010 (Cell)
(775) 783 0866 (FAX)

1365 Medical PKWY Parcel # 007-531-05
1393 Medical PKWY Parcel # 007-531-06

PROJECT DESCRIPTION

Rezoning of Parcels to conform to
Carson City Master Plan objectives.