

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 25, 2015**

**FILE NO: SUP-09-055(A)**

**AGENDA ITEM: F-1**

**STAFF AUTHOR:** Susan Dorr Pansky, Planning Manager

**REQUEST:** Action to accept a one-year review of the previously approved Special Use Permit granted to Rob Lauder (property owners: Bernard-Bernard-Cuccaro, LLC and William F. and D. Horne et. al.) for permanent outdoor display of merchandise on property zoned Retail Commercial (RC) located at 1803, -05, -07, -09, -11, -15, -17, -19 and -21 N. Carson Street, APNs 002-091-03, -04 and -06.

**APPLICANT:** Rob Lauder/RL Engineering

**OWNER:** Bernard-Bernard-Cuccaro LLC and William F. and D. Horne et. al.

**LOCATION:** 1803, -05, -07, -09, -11, -15, -17 and -21 North Carson Street

**APN:** 002-091-03, -04 and -06

**RECOMMENDED MOTION:** "I move to accept a one-year review of the previously approved Special Use Permit granted to Rob Lauder (property owners: Bernard-Bernard-Cuccaro, LLC and William F. and D. Horne et. al.) for permanent outdoor display of merchandise on property zoned Retail Commercial located at 1803, -05, -07, -09, -11, -15, -17, -19 and -21 N. Carson Street, APNs 002-091-03, -04 and -06 and to determine that the Special Use Permit is in compliance with the conditions of approval set forth by the Planning Commission on January 29, 2014."



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.02.115.8 (Outdoor Sales and Activities); 18.04.130.3 (Retail Commercial District Conditional Uses)

**MASTER PLAN DESIGNATION:** Community/Regional Commercial

**ZONING DISTRICT:** Retail Commercial (RC)

**KEY ISSUES:** Has the applicant complied with the required conditions of approval for outdoor display and sales on the property?

**BACKGROUND:**

The applicant received approval of an amended Special Use Permit for outdoor display and sales from the Planning Commission on January 29, 2014. The conditions of approval included a requirement that the amended Special Use Permit be reviewed at the January 2015 Planning Commission meeting to ensure that both the owners and the tenants on the property are complying with all of the conditions of approval. A copy of the Notice of Decision from the January 29, 2014 Planning Commission meeting is attached for reference. At staff's request, the applicant agreed to move the one-year review to the February 2015 Planning Commission meeting.

**DISCUSSION:**

Staff has conducted several site visits over the course of the past year to determine whether or not the Special Use Permit was in compliance with the conditions of approval. On September 2, 2014, staff issued a letter to the property owner identifying compliance issues that had been identified during a site visit on July 29, 2014. The property owner was present during this site visit and a copy of the compliance letter is attached for reference.

Staff then conducted a follow up site visit on October 7, 2014 to determine whether or not compliance issues outlined in the September 2, 2014 letter had been addressed. Staff determined at the October site visit that the property owner had complied with the remaining items.

On January 15, 2015, staff received a letter from the applicant stating that they would like to make a few minor changes to their approved Special Use Permit. This letter is attached for reference along with a revised site plan. Staff had provided the specific requests from the letter below, as well as discussion on each item. Staff notes that none of the requests require modification to the current Special Use Permit, and have been approved at the administrative level.

1. *Change the easterly of the two handicapped parking spaces in front of the Carson Mail Depot (1805 N. Carson Street) to a standard un-restricted parking space. Change two standard spaces in front of the Nevada Gun Exchange to a handicapped space and unloading zone.*

Staff has no objection to this request as it will help alleviate concerns from the Nevada Gun Exchange tenant about the reduced size of the parking spaces that occurred as a result of the approved Special Use Permit. This will result in a loss of one parking space at the east side of the parking lot. However, staff feels that this is an acceptable

compromise to provide handicap parking closer to the Nevada Gun Exchange. Staff also notes that the amended Special Use Permit approval in January 2014 had 47 parking spaces, versus the 45 parking spaces in the original 2009 Special Use Permit approval. The elimination of one space still provides one additional space above what was originally approved in 2009.

2. *Move one section of Evergreen Gene's shop 1815 to 1809 N. Carson Street (1811 will still be occupied). Vacate the three parking spaces in front of 1815 currently used for display, and occupy three spaces on the north side of A-to-Zen Thrift (1803 N. Carson Street) for display (the spaces listed on the approved plan as "Note 1").*

This option was identified as acceptable in the January 2014 Special Use Permit approval. The applicant is merely stating that they intend to exercise their option as allowed in the Special Use Permit. Staff has no objection to this request.

3. *Re-stripe the parking on the west side of A-to-Zen so that access is from the north. Retain the configuration of Display Area No. 2 so cars can't back into the sign pole. Eliminate Display Area No. 1 at the southwest corner of the property (adding one parking space) since the owner considers visibility of that area to be poor.*

Nether Planning nor Engineering staff object to modifying the direction of traffic and parking on the west side of A-to-Zen (southwest side of property). To accommodate this change, staff will require that a "One-Way, Do Not Enter" sign be placed at the furthest south driveway approach. In addition, staff would prefer that the applicant retain the option to use Display Area No. 1 at the southwest corner of the property in the event that they would like to use it in the future. Staff does not believe that the addition of a parking space in this location to make up for the lost space on the east side of the parking lot is necessary.

#### **PUBLIC COMMENTS:**

Public notices were mailed on February 6, 2015 to 173 adjacent property owners within 300 feet of the subject property pursuant to the provisions of NRS and CCMC. As of the date this report was completed, no comments have been received in response. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

#### **Attachments:**

Site Photos  
SUP-09-055(A) Notice of Decision – January 29, 2014  
Special Use Permit Compliance Letter – September 2, 2014  
Special Use Permit Minor Modification Request Letter – January 15, 2015



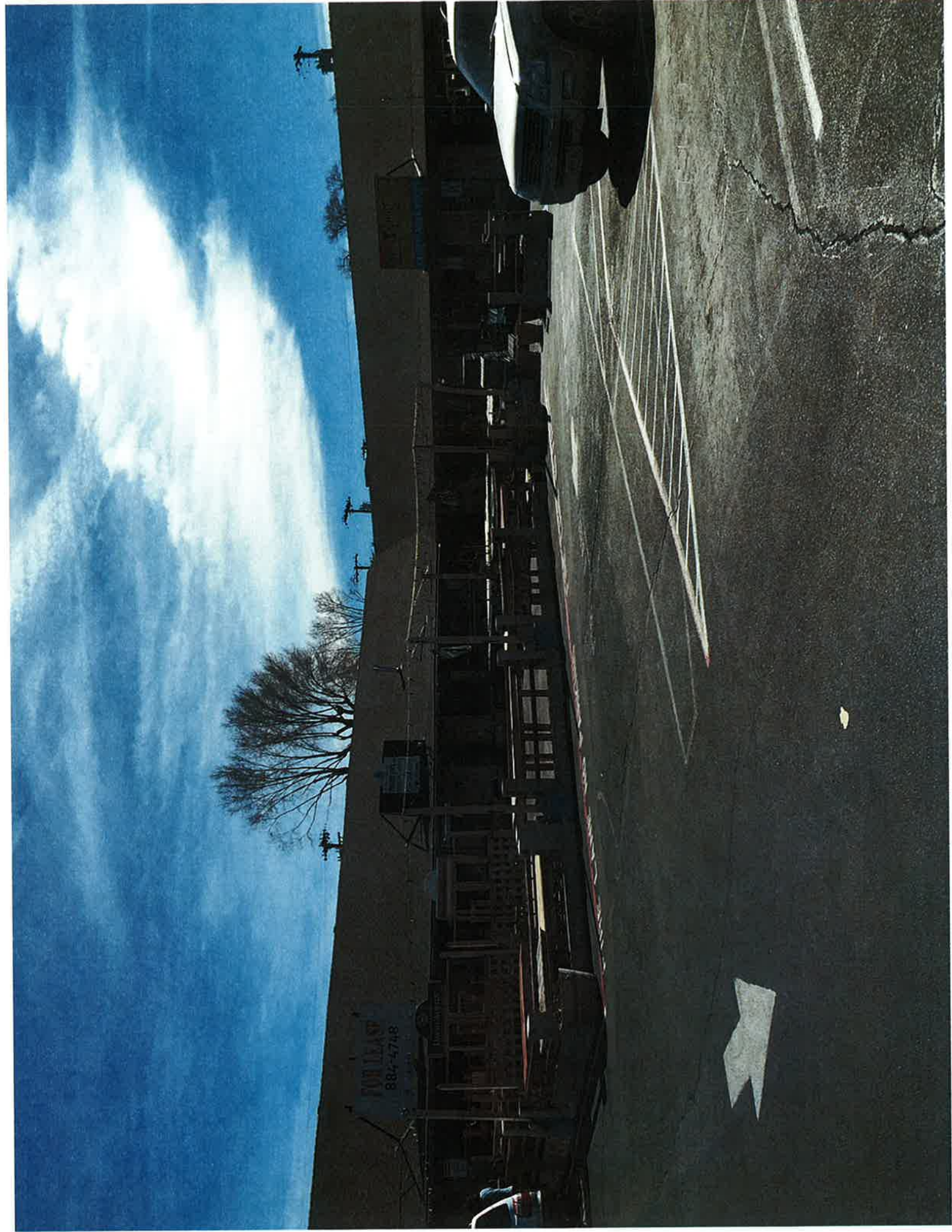
WELCOME  
TO LOCAL ORGANICS  
HERE

GROCERY OUTLET

DO NOT  
ENTER







FOR LEASE  
884-4718



FOR LEASE









DAVID AUSTIN  
EST. 1888

DAVID AUSTIN

























## Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org



**PLANNING COMMISSION**  
**JANUARY 29, 2014**

### **NOTICE OF DECISION**

★ CLERK ★  
**FILED**  
Time 12:24p

FEB 11, 2014  
By K. King  
Deputy  
Carson City, Nevada

A request to amend a previously approved Special Use Permit, SUP-09-055(A), was received from Rob Lauder (property owners: Bernard/Bernard, Cuccaro, LLC and William F. and D Horne et al) for permanent outdoor display of merchandise, specifically Conditions of Approval 8, 9 and 10, on property zoned Retail Commercial (RC), located at 1803, -05, -07, -09, -11, -15, -17, -19, and -21 N. Carson St., APNs 002-091-03, -04, and -06, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on January 29, 2014, in conformance with City and State legal requirements, and approved SUP-09-055(A) based on the findings contained in the staff report and subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

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, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all of the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void. (This condition applied to the 2009 approval and original commencement of the use only).
3. The applicant shall obtain a building permit from the Carson City Building Division for any proposed construction. Contact the Building Division for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.

4. If the merchandise being displayed is either a windmill or photovoltaic panel connected for the production of electricity, and is connected to electrical utilization equipment, then an electrical permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)
5. If the merchandise being displayed is a solar panel used to provide either conditioned air or heated water for human consumption, then a plumbing permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)

**The following shall be incorporated into the proposed development plan:**

6. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
7. All on and off-site improvements, including lighting and electrical improvements, shall conform to City standards and requirements.
8. Display Area No. 2 shall be limited to maintain a 12 foot drive aisle on the west side of the display area and a 16 foot drive aisle on the north side of the display area, and shall include a six foot striped buffer to serve as a pedestrian walk zone as shown on the site plan. If the display from Display Area No. 3 is relocated to Display Area No. 2, the relocated display area shall be subject to the same minimum drive aisle requirements as that of Display Area No. 2 and shall be limited to the three spaces adjacent to Display Area No. 2 as shown on the site plan.
9. Nothing in the northwest corner of Display Area No. 3, measured at a 45 degree angle 20 feet from the eastern edge of the display, shall exceed 36 inches in height at any time. This height restriction shall apply whether Display Area No. 3 exists as shown on the site plan or is modified as a result of relocating a portion of the display area to Display Area No. 2.
10. A minimum three foot wide aisle shall be maintained through Display Area No. 3 as shown on the site plan.
11. The under eave display areas shall be limited to those areas that do not have adjacent parking lot display areas, with the exception of the under eave display adjacent to Display Area No. 1, as shown on the site plan.
12. The outside of Display Areas 2 and 3 shall be designated a "fire lane - no parking" area. It may be marked with signage per the International Fire Code or, at a minimum, a red stripe at least six inches wide with the words "Fire Lane - No Parking" painted in a contrasting color on the stripe shall be painted on the pavement outlining the outer edge of the display areas. The wordage shall be at a minimum of every 10 feet.



13. All curb stops shall be removed from the display areas. For display areas subject to relocation per the site plan, curb stops shall be replaced in areas not being used for display, and removed in new display areas where applicable.
14. Outside display areas shall comply with the International Fire Code aisle requirements for mercantile occupancies.
15. Show a directional arrow with the change in direction next to the street frontage in front of Building 2.
16. The driveway just north of Building 3 must have both a one way do not enter sign and an arrow and do not enter painted on the pavement.
17. Parking lot signage and restriping shall be completed no later than July 15, 2014. All other display area modifications, as shown on the site plan and/or stipulated in the conditions of approval, shall be completed no later than March 1, 2014.

**The following shall be submitted with any Building Permit application:**

18. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.

**The following conditions are applicable throughout the life of the project:**

19. The permanent outdoor display and sales areas are strictly limited to the areas shown on the submitted site plan, and as modified by these conditions of approval. Within the approved display areas, the business or property owners shall regulate and decide which businesses will utilize which display areas.
20. Display Area No. 2 shall be limited to the display of live plants only and shall be allowed for a maximum of six consecutive months per year.
21. Trash and debris generated at the areas of the outdoor display and sales areas must be collected by the businesses and placed in an appropriate trash container on the site.
22. Advertising of product or services is limited to the promotion of an existing permanently licensed primary business activity within the addresses which are included in this review.
23. Display areas cannot impede, restrict or block any aisle, doorway, pathway or pedestrian access from the parking lot or street, or to or from buildings for either customers or employees.
24. Parking in any area designated no parking area by either signage or striping is

prohibited.

25. The amended Special Use Permit shall be subject to a one year review by the Planning Commission to ensure compliance with the conditions of approval by both the owners and the owners' tenants. The one year review will take place at the January 2015 Planning Commission meeting. Failure to comply with the amended Special Use Permit conditions of approval at any time during the one year period prior to review may result in immediate citation and recommendation from staff to revoke the Special Use Permit at the next Planning Commission meeting.

This decision was made on a vote of 5 ayes and 2 nays.

  
Susan Dorr Panksy  
Planning Manager

SDP:jmb

Mailed by: RMT

By: 2/12/14



**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.

William F. Horne  
OWNER/APPLICANT SIGNATURE

2-16-14  
DATE

WILLIAM F. HORNE  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

Carson City Planning Division  
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711  
planning@carson.org  
www.carson.org/planning

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September 2, 2014

Mr. William Horne  
Carson Shopping Center  
1805 N. Carson Street  
Carson City, NV 89701

RE: Carson Shopping Center – Compliance with Special Use Permit SUP-09-055(A) for Outdoor Display Area

Dear Mr. Horne:

As a follow up to my July 29, 2014 site visit to verify that parking lot striping improvements had been completed pursuant to the conditions of approval in SUP-09-055(A), a Special Use Permit to allow outdoor display throughout the Carson Shopping Center located at 1803, -05, -09, -11, -15, -17, -19 and -21 N. Carson Street, I have determined the following:

1. Per the approved site plan, the parking spaces on the east side of the parking lot adjacent to Nevada Gun Exchange and New Image Salon were restriped to allow for a total of 10 spaces in that area (the addition of one). After this re-striping occurred, we received complaints that the corresponding wheel stops were not moved to match the striping. This has created an access issue for people trying to move from their cars to the covered walkway in the area. In addition, complaints were received that the parking spaces are too small for the several handicap patrons that frequent that side of the center, and that the newly striped handicap parking spaces are not convenient and sometimes blocked.

Staff has reviewed the site plan and, as had been discussed with you in a phone conversation subsequent to the site visit, recommends that one parking space be removed from the east side of the parking area and the remaining spaces be enlarged to 10 feet wide each, rather than the nine foot wide spaces that currently exist. This will return the spaces on the east side to their original condition at 10 feet wide each and will eliminate the need to move the wheel stops. This change should also alleviate concerns from tenants and patrons of the Nevada Gun Exchange and New Image Salon.

The approved plan that shows 10 spaces at nine feet wide each meets code requirements, but the recommendation to enlarge the spaces is intended to help address complaints received. You may maintain the smaller spaces if you choose, however, if you do so the wheel stops must be moved to match the spacing of the parking spaces.

2. Per Carson City Standard Detail C-5.5.2, parking lot striping shall be white with a minimum width of four inches. Paint shall be specified "Traffic Striping Paint" or have manufacturer's certification of suitable application on asphaltic or concrete surfaces. In my July 29, 2014 site visit, I observed that the parking lot striping was not a minimum of four inches and I was not able to verify the paint used. All striping must be redone to meet the minimum requirements set forth in the standard detail attached. To eliminate the possibility of the paint not meeting minimum requirements, I suggest that you verify your material with the Engineering Division prior to application. Please contact Rory Hogen at (775) 887-2300.

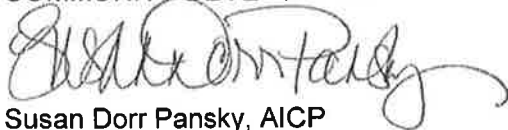


3. Carson City uses the Manual on Traffic Control Devices (MUTCD) for requirements on traffic control signs and pavement markings. Per the MUTCD, the Engineering Division has determined that the directional text on the pavement is to consist of letters approximately five feet tall and all directional arrows are to be approximately six feet long. The directional arrows and text throughout the parking lot needs to be redone to meet this minimum requirement. We also recommend that the directional arrow and text at the north driveway be centered in the driveway, rather than offset as it currently is.
4. The fire lane wording and striping around Display Areas No. 2 and 3 do not follow the conditions of approval and is required to be redone. The "Fire Lane" wording is not to be in the drive aisle, but on the striping surrounding the display areas. This striping must consist of a red stripe at least six inches wide with the words "Fire Lane – No Parking" every 10 feet. If you prefer, you may use approved signage per the International Fire Code instead of the striping as outlined in Condition No. 12.
5. Per the approved site plan, a 25 foot drive aisle must be maintained between Display Area No. 2 and the parking spaces immediately to the west. In my site visit, I observed that the display materials outside of the Display Area No. 2 fence encroach into this 25 feet. Because it is nearing the end of the summer plant season, I will not require that these be removed now, but please be aware that the 25 feet must be maintained moving forward. Carson City expects this requirement to be adhered to as soon as Evergreen Gene's changes their outdoor stock to winter products.
6. Per Nevada Administrative Code (NAC) Section 624.150, Subsection 8 and the Nevada State Contractors Board, a licensed contractor must perform any signing and striping work on your site. Based on my conversation with you during the site visit, it was determined that the initial work was not completed by a licensed contractor. All work outlined in this letter and moving forward is to be performed by a licensed contractor.
7. As a reminder, all under eave display areas are to be a maximum of two feet deep and in areas specified on the approved plan only.

The corrections outlined in this letter shall be completed no later than October 1, 2014. Failure to complete the corrections by this date may result in citation and possible revocation of the Special Use Permit. Thank you for your attention to this matter. If you have any questions, please contact me at (775) 283-7076 or via email at [spanisky@carson.org](mailto:spanisky@carson.org).

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION



Susan Dorr Pansky, AICP  
Planning Manager

Cc: Gene Munnings, Evergreen Gene's  
Danny Rotter, P.E. Engineering Manager  
Rory Hogen, Engineering Division  
Kevin McCoy, Code Enforcement  
File

Attachments:

SUP-09-055(A) Conditions of Approval  
SUP-09-055(A) Approved Site Plan  
Carson City Standard Detail C-5.5.2  
Email from City Engineer outlining MUTCD Requirements



## Carson City Planning Division

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**PLANNING COMMISSION  
JANUARY 29, 2014**

### **NOTICE OF DECISION**

★ CLERK ★  
**FILED**  
Time 12:24p

FEB 11, 2014

By K. King  
Deputy  
Carson City, Nevada

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**The following shall be submitted with any Building Permit application:**

18. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.

**The following conditions are applicable throughout the life of the project:**

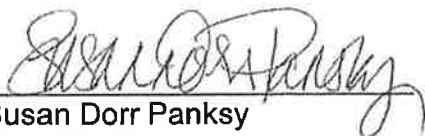
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24. Parking in any area designated no parking area by either signage or striping is



prohibited.

25. The amended Special Use Permit shall be subject to a one year review by the Planning Commission to ensure compliance with the conditions of approval by both the owners and the owners' tenants. The one year review will take place at the January 2015 Planning Commission meeting. Failure to comply with the amended Special Use Permit conditions of approval at any time during the one year period prior to review may result in immediate citation and recommendation from staff to revoke the Special Use Permit at the next Planning Commission meeting.

This decision was made on a vote of 5 ayes and 2 nays.



Susan Dorr Panksy  
Planning Manager

SDP:jmb

Mailed by: RMT

By: 2/12/14

**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

\_\_\_\_\_  
DATE

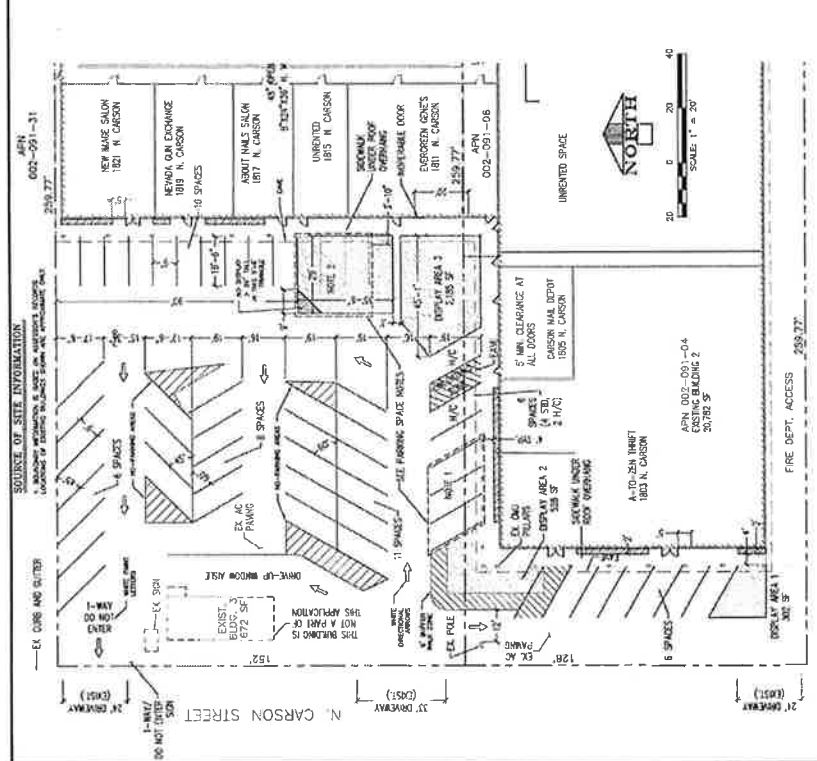
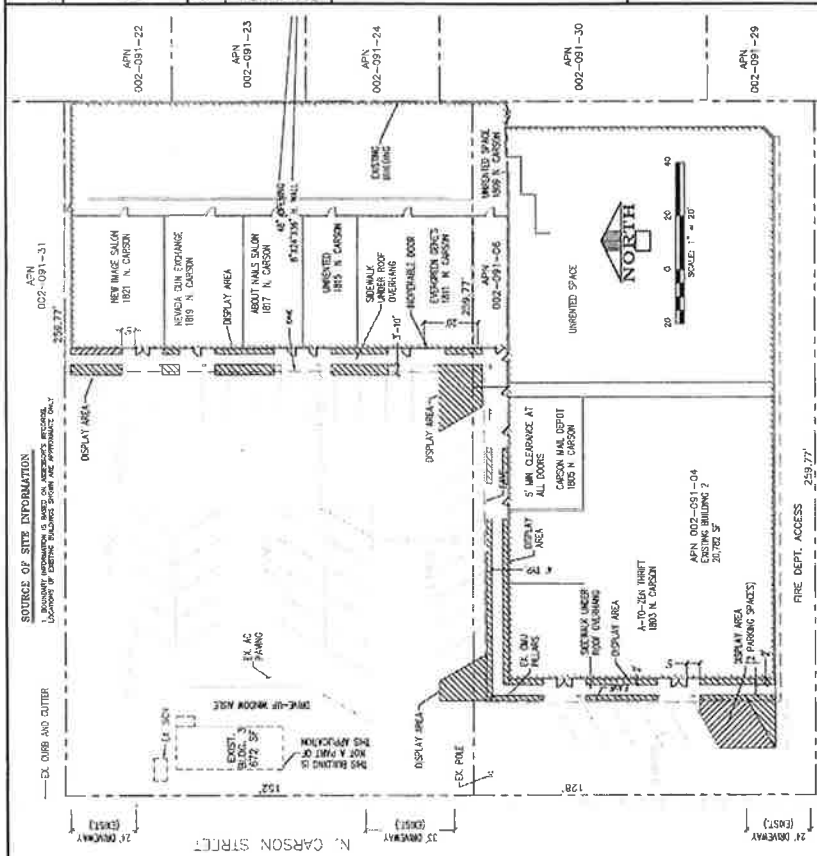
\_\_\_\_\_  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

Carson City Planning Division  
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope





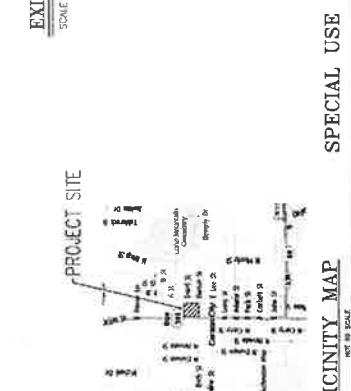
**EXISTING DISPLAY PLAN**  
 SCALE: 1" = 20'  
 APN 002-091-05  
 FIRE DEPT. ACCESS 259.77'

**OLD PROJECT STATISTICS:**  
 LAND AREA: 10,000 SQ. FT.  
 TOTAL AREA: 10,000 SQ. FT.  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25

**AGENTS:**  
 BERNARD-BARWARD-CUCCARO LLC  
 CARSON CITY, NV 89701  
 (775) 884-3285

**OWNERS:**  
 CARSON SHOPPING CENTER LLC  
 CARSON CITY, NV 89701  
 (775) 884-3285

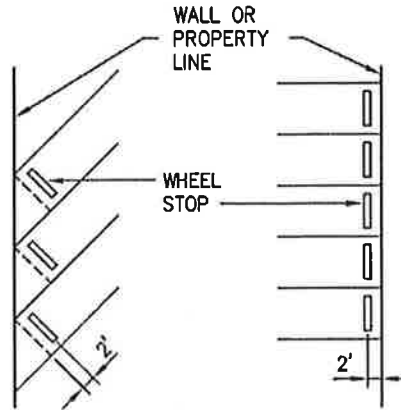
**ADJACENT ZONING:**  
 APN 002-091-04  
 APN 002-091-06  
 APN 002-091-08  
 APN 002-091-10  
 APN 002-091-12  
 APN 002-091-14  
 APN 002-091-16  
 APN 002-091-18  
 APN 002-091-20  
 APN 002-091-22  
 APN 002-091-24  
 APN 002-091-26  
 APN 002-091-28  
 APN 002-091-30  
 APN 002-091-32



**NEW STRIPING AND DISPLAY PLAN**  
 SCALE: 1" = 20'  
 APN 002-091-05  
 FIRE DEPT. ACCESS 259.77'

**NEW PROJECT STATISTICS:**  
 LAND AREA: 10,000 SQ. FT.  
 TOTAL AREA: 10,000 SQ. FT.  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25  
 TOTAL SPACES: 25

**PARKING SPACE NOTES:**  
 1. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 2. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 3. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 4. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 5. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 6. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 7. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 8. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 9. ALL SPACES SHALL BE 18' X 24' IN SIZE.  
 10. ALL SPACES SHALL BE 18' X 24' IN SIZE.



**PLAN**  
NTS

**TYPICAL PAVEMENT SECTION**

1. PARKING LOTS WILL BE CONSTRUCTED WITH A MINIMUM OF 2.5 INCHES OF A.C. SURFACE ON 6 INCHES OF TYPE 2 CLASS B AGGREGATE BASE (BOTH COMPACTED TO 95% MIN.)

**WHEEL STOPS**

1. WHEEL STOPS WILL BE 2 FEET (MIN.) FROM PROPERTY LINE OR APPURTENANCES.
2. WHEEL STOP WILL BE SECURED WITH 0.5 INCH REBAR DRIVEN 12 INCHES (MIN.) INTO SURFACE OR WITH AN APPROVED EPOXY HAVING A SETTING TIME OF 4-HOUR (MAX.) AT 77 DEGREES FAHRENHEIT.
3. WHEEL STOPS WILL BE WHITE OR SAFETY YELLOW WITH 0.25 CANDLE POWER REFLECTIVITY.
4. WHEEL STOP DIMENSIONS WILL BE 4 INCHES TO 7 INCHES HIGH X 4 FEET (MIN.) LONG X 6 INCHES (MIN.) WIDE. WHEEL STOP LOCATION SHALL SECURE VEHICLE TIRES.
5. MINIMUM WALL THICKNESS FOR METAL STOPS WILL BE 0.25 INCHES, FOR POLYETHYLENE OR FIBERGLASS WHEEL STOPS - 0.75 INCHES.
6. WOOD WHEEL STOPS WILL BE REDWOOD #2 OR BETTER.
7. CONCRETE WHEEL STOPS WILL HAVE A MINIMUM TENSILE STRENGTH OF 2000 P.S.I. (ASTM D-746).
8. IMPACT BRITTLE TEMPERATURE SHALL BE -75 DEGREES CELSIUS. (ASTM D-746).
9. ELONGATION SHALL BE LIMITED TO 35 PERCENT AT 73 DEGREES FAHRENHEIT (ASTM D638).

**STRIPING**

1. PARKING LOT STRIPING SHALL BE WHITE WITH A MINIMUM WIDTH OF 4 INCHES. PAINT SHALL BE SPECIFIED "TRAFFIC STRIPING PAINT" OR HAVE MANUFACTURER'S CERTIFICATION OF SUITABLE APPLICATION ON ASPHALTIC OR CONCRETE SURFACES.

**LIGHTING**

1. APPLICATION LEVEL WILL BE 1.0 FOOT CANDLES (MIN.) WITH A UNIFORMITY RATIO (AVERAGE ILLUMINATION) NOT EXCEEDING 6:1 AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT DEPENDING ON PEDESTRIAN VOLUMES.
2. LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) UNLESS OTHERWISE APPROVED BY THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR.
3. LIGHT POLES SHALL BE LOCATED TO ELIMINATE INTERFERENCE WITH VEHICULAR OR PEDESTRIAN TRAFFIC (AT THE END OF PARKING ROWS WHEN PRACTICAL) AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. POLES SHALL NOT BE LOCATED NEXT TO TREES.
4. MOUNTING POLES WILL COMPLY WITH THE SAME SPECIFICATIONS PRESCRIBED FOR URBAN COLLECTOR STREET USE.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION CARSON CITY
			<b>PARKING LOT REQUIREMENTS</b>	DRAWING NO. C-5.5.2
				DATE 7/2009
APPROVED BY: 		7/09		



## Susan Dorr Pansky

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**From:** Daniel Rotter  
**Sent:** Wednesday, August 20, 2014 8:37 AM  
**To:** Susan Dorr Pansky  
**Cc:** Rory Hogen  
**Subject:** Pavement markings  
**Attachments:** Pages from part3.pdf

Susan-

Here is a summary of the requirements on parking lot pavement markings at subject site 1811 N. Carson:

- 1) Per standard detail C-5.5.2 dated 7/2009, "PARKING LOT STRIPING SHALL BE WHITE WITH A MINIMUM WIDTH OF 4 INCHES. PAINT SHALL BE SPECIFIED "TRAFFIC STRIPING PAINT" OR HAVE MANUFACTURER'S CERTIFICATION OF SUITABLE APPLIATION ON ASPHALTIC OR CONCRETE SURFACES".

- 2) The City has adopted the Manual on Traffic Control Devices (MUTCD), and the manual is the de facto authority on traffic control signs and pavement markings.

- 3) Section 3B.20 "Pavement Word, Symbol, and Arrow Markings" page 387 of the MUTCD, states:

a. *"Support:*

*01 Word, symbol, and arrow markings on the pavement are used for the purpose of guiding, warning, or regulating traffic. These pavement markings can be helpful to road users in some locations by supplementing signs and providing additional emphasis for important regulatory, warning, or guidance messages, because the markings do not require diversion of the road user's attention from the roadway surface. Symbol messages are preferable to word messages. Examples of standard word and arrow pavement markings are shown in Figures 3B-23 and 3B-24."*

Chapter 3 pages 387 and 388 are attached which show 3B-23 and 3B-24.

- 4) Note 1 on page 388 of MUTCD states:

a. *"Typical sizes for normal installation; sizes may be reduced approximately one-third for low-speed urban conditions;"*

- 5) Note 3 on page 388 states:

a. *"For proper proportion, see the Pavement Markings chapter of the "Standard Highway Signs and Markings" book", that can be found here: [http://mutcd.fhwa.dot.gov/ser-shs\\_millennium\\_eng.htm](http://mutcd.fhwa.dot.gov/ser-shs_millennium_eng.htm)*

**Boiled down version: 4" white lines for striping with traffic striping paint. 8' Letters are typical, but can be reduced by 1/3 to approximately 5' tall letters. Directional 'through lane-use arrow' typical 9.5' long, but can be reduced to approximately 6' long. Proportions and text can be referenced in the Standard Highway Signs and Markings book.**

These sizes appear to be close to what was approved on the SUP plan. Please let me know any questions or issues that arise.

Thanks,  
Danny

Option:

- 03 Blue lines may supplement white parking space markings of each parking space designated for use only by persons with disabilities.

Support:

- 04 Additional parking space markings for the purpose of designating spaces for use only by persons with disabilities are discussed in Section 3B.20 and illustrated in Figure 3B-22. The design and layout of accessible parking spaces for persons with disabilities is provided in the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)" (see Section 1A.11).

**Section 3B.20 Pavement Word, Symbol, and Arrow Markings**

Support:

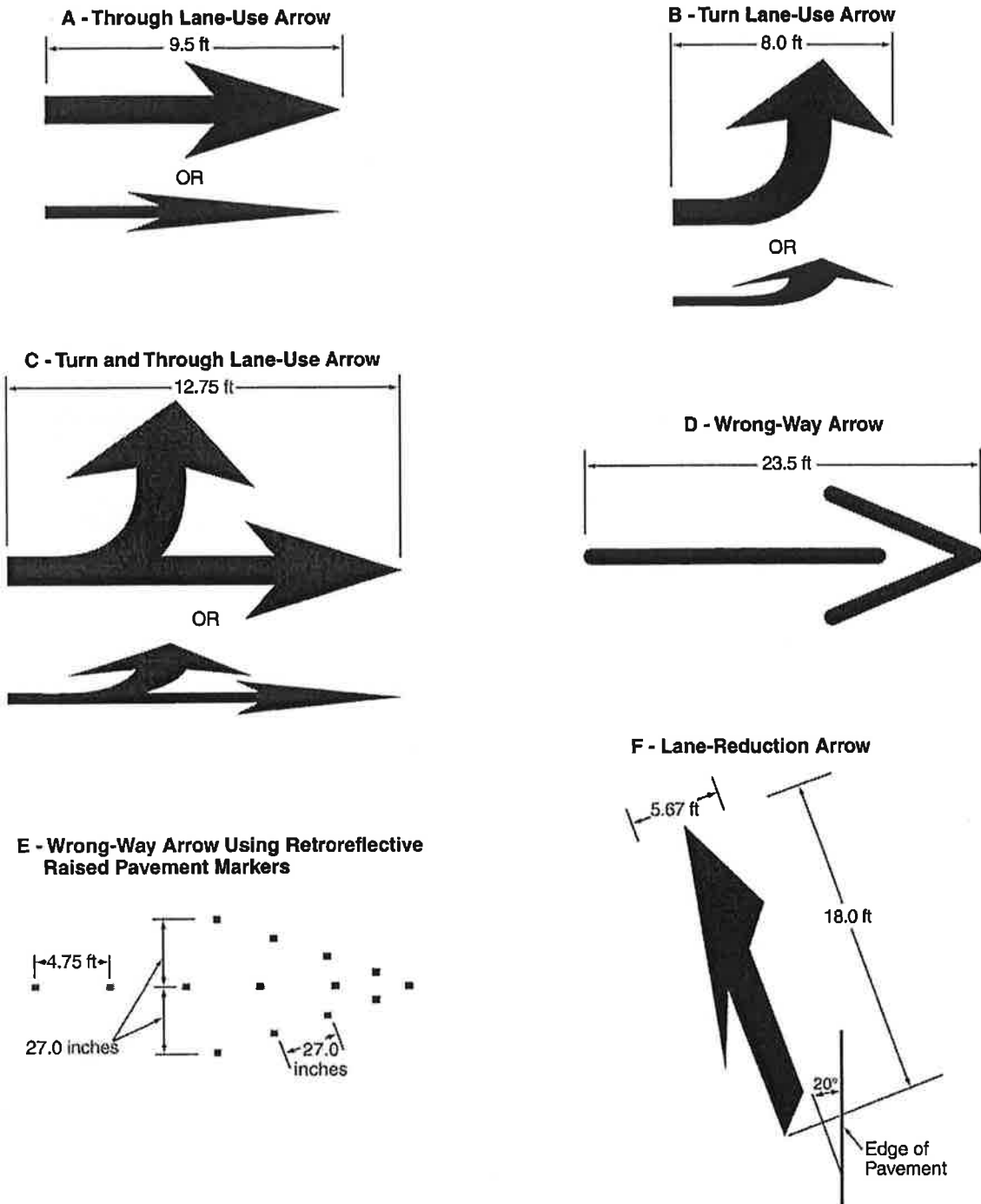
- 01 Word, symbol, and arrow markings on the pavement are used for the purpose of guiding, warning, or regulating traffic. These pavement markings can be helpful to road users in some locations by supplementing signs and providing additional emphasis for important regulatory, warning, or guidance messages, because the markings do not require diversion of the road user's attention from the roadway surface. Symbol messages are preferable to word messages. Examples of standard word and arrow pavement markings are shown in Figures 3B-23 and 3B-24.



**Figure 3B-23. Example of Elongated Letters for Word Pavement Markings**



**Figure 3B-24. Examples of Standard Arrows for Pavement Markings**



**Notes:**

1. Typical sizes for normal installation; sizes may be reduced approximately one-third for low-speed urban conditions; larger sizes may be needed for freeways, above average speeds, and other critical locations.
2. The narrow elongated arrow designs shown in Drawings A, B, and C are optional.
3. For proper proportion, see the Pavement Markings chapter of the "Standard Highway Signs and Markings" book (see Section 1A.11).



# RL Engineering

Civil and Structural Design  
675 Fairview Drive #223, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

January 15, 2015

Ms. Susan Dorr-Pansky  
Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Re: Carson Shopping Center; Evergreen Gene's, 1815 N. Carson St.

Dear Susan:

Carson Shopping Center requests permission to make the following changes in 2015:

1. Change the easterly of the 2 handicapped parking spaces in front of the Carson Mail Depot (1805 N. Carson St.) to a standard un-restricted parking space. Change 2 standard spaces in front of the Nevada Gun Exchange to a handicapped space and an unloading zone.
2. Move one section of Evergreen Gene's shop from 1815 to 1809 N. Carson Street (1811 will still be occupied). Vacate the 3 parking spaces in front of 1815 currently used for display, and occupy 3 spaces on the north side of A-to-Zen Thrift (1803 N. Carson) for display (the spaces listed on the approved plan as "Note 1").
3. Re-stripe the parking on the west side of A-to-Zen so that access is from the north. Retain the configuration of the display area No. 2 so cars can't back into the sign pole. Eliminate the display area No. 1 at the southwest corner of the property (adding 1 parking space) since the owner considers visibility of that area to be poor.

These changes are shown on the accompanying site plan.

If staff is in a position to support these requests, we request that you would submit them to the Planning Commission to be considered at the February 2015 meeting. The owner asks that the requests be considered separately, i.e., be voted on individually so that if one request is rejected it does not affect the other requests.

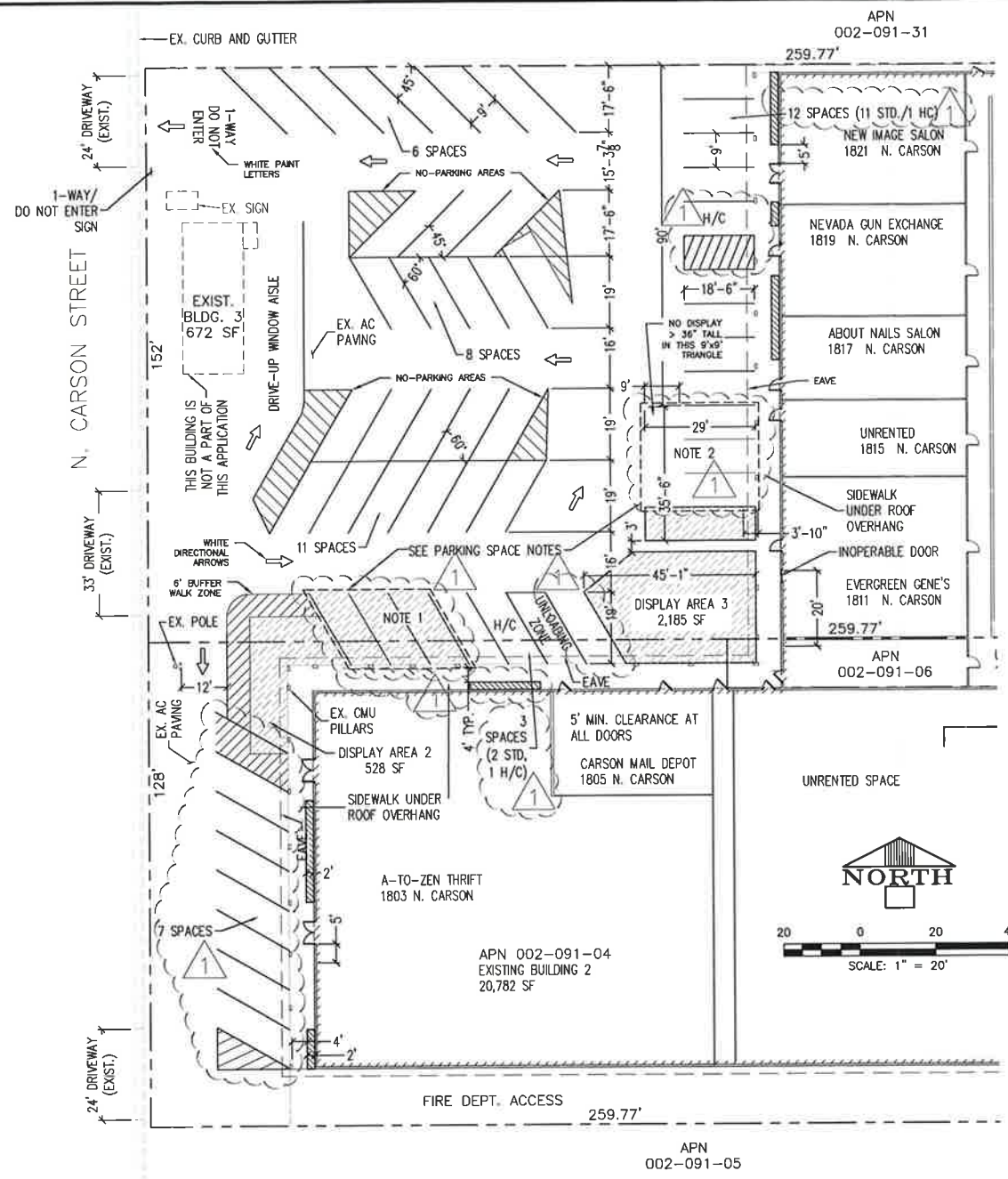
If you have any questions or require additional information please contact me at your convenience at (775)884-3205 or [rob.lauder@rl-engr.com](mailto:rob.lauder@rl-engr.com).

Sincerely,



Robert F. Lauder, P.E.  
RL Engineering

C: Gene Munnings - Evergreen Gene's  
Bill Horne - Carson Shopping Center



**NEW PROJECT STATISTICS:**

APN:	LAND AREA:	BUILDING AREA:
002-091-03	0.91 AC	16,898 SF
002-091-04:	0.72 AC	20,782 SF
002-091-06:	0.03 AC	1,248 SF
TOTAL:	1.66 AC	38,898 SF

**PARKING SPACES:** 57 EXISTING PLUS NEW  
-9 FOR DISPLAY  
-1 UNLOADING ZONE  
47 SPACES

**NET:**

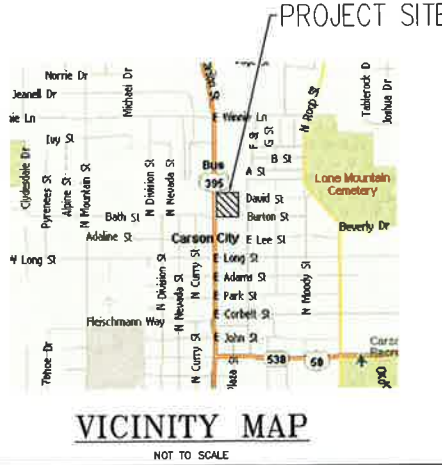
**DISPLAY AREA PROPOSED:** 2,588 SF (IN PARKING LOT)  
188 SF (UNDER EAVES)  
2,784 SF TOTAL

**PARKING SPACE NOTES:**

- THESE 3 SPACES ON THE NORTH SIDE OF A-TO-ZEN THRIFT (MARKED "NOTE 1") WILL BECOME DISPLAY SPACE. SEE NOTE 2.
- THESE 3 SPACES IN FRONT OF 1815 N. CARSON ST. (MARKED "NOTE 2") WILL BECOME REGULAR PARKING SPACES.

**NEW STRIPING AND DISPLAY PLAN**

SCALE: 1" = 20'



**VICINITY MAP**  
NOT TO SCALE

**SOURCE OF SITE INFORMATION**

1. BOUNDARY INFORMATION IS BASED ON ASSESSOR'S RECORDS.  
LOCATIONS OF EXISTING BUILDINGS SHOWN ARE APPROXIMATE ONLY.

**AGENT:**  
RL ENGINEERING  
675 FAIRVIEW DRIVE #223  
CARSON CITY, NV 89701  
(775)884-3205

**OWNERS:**

APN 002-091-03: BERNARD-BARNARD-CUCCARO LLC  
C/O MBO PROPERTIES  
1805 N. CARSON ST.  
CARSON CITY, NV 89701  
(775)884-4748

APN 002-091-04: WILLIAM F. & D. HORNE ET AL  
C/O MBO PROPERTIES  
1805 N. CARSON ST.  
CARSON CITY, NV 89701

APN 002-091-06: BERNARD-BARNARD-CUCCARO LLC  
C/O MBO PROPERTIES  
1805 N. CARSON ST.  
CARSON CITY, NV 89701

**ADJACENT ZONING:**  
NORTH - RC  
WEST - RC  
SOUTH - RC  
EAST - MFA

**SPECIAL USE PERMIT APPLICATION: SUP-09-055(A)**

<p><b>RL ENGINEERING</b> 675 Fairview Drive #223 Carson City, Nevada 89701 PHONE (775) 884-3205 FAX (775) 884-3265 E-MAIL: rob.lauder@rl-engr.com</p>	
<p>BERNARD-BARNARD-CUCCARO LLC, HORNE ET AL CARSON SHOPPING CENTER SITE PLAN 1803-1821 N. CARSON ST., CARSON CITY, NV</p>	<p>Rev No 1-15-15 OWNER-PROPOSED CHANGES</p>
<p>JOB # 130723 DESIGN BY: RFL DRAWN BY: KAL CHECKED BY: RFL DATE: 1-8-14 FILE: 130723 SHEET: C1</p>	