

SPECIAL USE PERMIT  
&  
GROWTH MANAGEMENT APPLICATION  
For  
THE CAPITOL MALL PROJECT



Prepared By:



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Prepared For:

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Development, LLC**

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Civil Engineering  
Surveying  
Water Resources Management  
Water & Wastewater Engineering  
Supply Chain Logistics  
Construction Management  
Environmental Sciences  
Landscape Architecture  
Land Planning

April 16, 2015

Lee Plemel, AICP  
Community Development Director  
108 East Proctor Street  
Carson City, NV 89701

**Re: The Capitol Mall Project Special Use Permit & Growth Management Application**

Dear Lee,

On behalf of Carson City Center Development, LLC, Manhard Consulting appreciates your consideration of the attached applications. The Capitol Mall Project is approximately 10.5 acres in size and is located within the core of Carson City, Nevada. In general, the project site is bound by East Robinson Street to the north, East Musser Street to the south, North Stewart Street to the east and North Curry Street to the west. The proposed project is planned to include a 150 Room Hotel, a 750 – 1,000 seat Conference Center, numerous public plazas, mixed commercial and retail space, and supporting parking infrastructure.

Although the proposed project is based on the fundamental design elements contained in Division 6, Downtown Mixed Use District of the Carson City Development Standards. As expected with a project of this size and scale, some of these standards were not able to be met and therefore trigger the aforementioned Special Use Permit, most notably the following;

***6.5.3 Mix of Uses (d) Parking Structures Parking Structures.***

***6.6.7 Streetscape (c)(2)***

***6.7 Building Envelope Standards (Height Specifications and Required Transitions)***

In an attempt to meet both the intent of these Development Standards and the complex requirements of the project as whole, we are proposing a combination of design elements to both soften the streetscape at the pedestrian level and maintain the existing vital view shed corridors. These elements include but are not limited to the abandonment of an existing roadway to provide landscaped public plazas and a focal point for the project, increased setbacks along the major streets and increased landscaping along the internal street network

The project team is very excited about this opportunity for Downtown Carson City and welcomes any comments you may have. If during the course of your review, you have questions or require additional information, please feel free to contact me.

Sincerely,  
Manhard Consulting

Christopher Baker, LEED AP  
Planning Manager

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## PROJECT LOCATION

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The Capitol Mall Project is approximately 10.5 acres in size and is located within the core of Carson City, Nevada. In general, the project site is bound by East Robinson Street to the north, East Musser Street to the south, North Stewart Street to the east and North Curry Street to the west. The project site consists of thirty four separate (34) parcels as outlined in Table 1: Property Information.

**Figure 1: Project Location**



## PROJECT DESCRIPTION

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The proposed Capitol Mall project is planned to include a 150 room hotel, a 750 – 1,000 seat conference center, and numerous public plazas, mixed commercial and retail space, and supporting parking infrastructure.

### EXISTING MASTER PLAN & ZONING DESIGNATIONS

Figure 2: Existing Master Plan Designation



Figure 3: Existing Zoning Designation



**Table 1: Property Information**

<b>APN</b>	<b>Master Plan Designation</b>	<b>Existing Zoning Designation</b>	<b>Property Owner's Information</b>
003-223-01	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-05	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-07	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-08	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-09	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-10	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-211-11	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-01	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-02	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-03	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-04	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-05	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-213-06	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-221-01	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-02	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-03	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-04	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-05	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-07	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-224-08	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-216-01	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-216-02	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-216-03	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-216-04	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-216-05	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-225-01	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-225-02	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-225-03	Downtown Mixed Use	DT-MU	Adams Carson, LLC
004-225-04	Downtown Mixed Use	DT-MU	Nevada Independent Insurance Agents
004-202-01	Public/ Quasi Public	DT-MU	Carson City
004-202-02	Public/ Quasi Public	DT-MU	Carson City
004-202-08	Public/ Quasi Public	DT-MU	State of Nevada
004-191-11	Downtown Mixed Use	DT-MU	State of Nevada
004-191-12	Downtown Mixed Use	DT-MU	Adams Divine, LLC

## SURROUNDING PROPERTIES

**Table 2: Surrounding Property Designations**

Location	Master Plan Designation	Zoning Designation	Current Land Use
North	Downtown Mixed Use & Public/ Quasi Public	DT-MU, P & PR	Public & Commercial
South	Downtown Mixed Use & Public/ Quasi Public	RC	Public
East	Downtown Mixed Use	DT-MU	Commercial
West	Downtown Mixed Use	DT-MU & PR	Public & Commercial

## APPLICATION REQUEST

### Special Use Permit Application:

The proposed project requires a Special Use Permit in accordance with Carson City Municipal Code 18.07.020(3) Alternative Compliance and 18.07.025 Downtown Mixed Use District Conditional Use Criteria. Although our project is based on the fundamental design elements contained in Division 6, Downtown Mixed Use District of the Carson City Development Standards. As expected with a project of this size and scale, some of these standards were not able to be met and therefore trigger the aforementioned Special Use Permit, for the following;

6.5.3 Mix of Uses (d) Parking Structures Parking Structures. Parking structures shall be "wrapped" with retail, office, or residential uses along a minimum of 50 percent of their street frontage to provide visual interest and to create pedestrian activity at the street level. Active uses, such as retail shops and/or restaurants, should be focused along those facades adjacent to or most visible from primary street frontages or major pedestrian walkways. Parking structures as a primary site use are only permitted by special use permit.

6.6.7 Streetscape (c)(2) Where angled, on street parking currently exists or is specified within the city Downtown Streetscape Plan and the above and the above configurations are not feasible, alternative configurations may be approved by the Director.

6.7 Building Envelope Standards (Height Specifications and Required Transitions)

At this stage of the development process we are specifically requesting approval of the Capitol Mall project scale, massing, general elements and final architectural details for Building A only. It is our understanding that subsequent Special Use Permit applications will be required for final architectural review for the remaining phases of the project.

**Growth Management Application:**

The proposed project anticipates consumption of average daily water in excess of 7,500 gallons per day (GPD) which, in accordance with of Carson City Municipal Code 18.12.070, is the current threshold requiring a Growth Management Permit (GMP).

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Figure 4: Site Plan

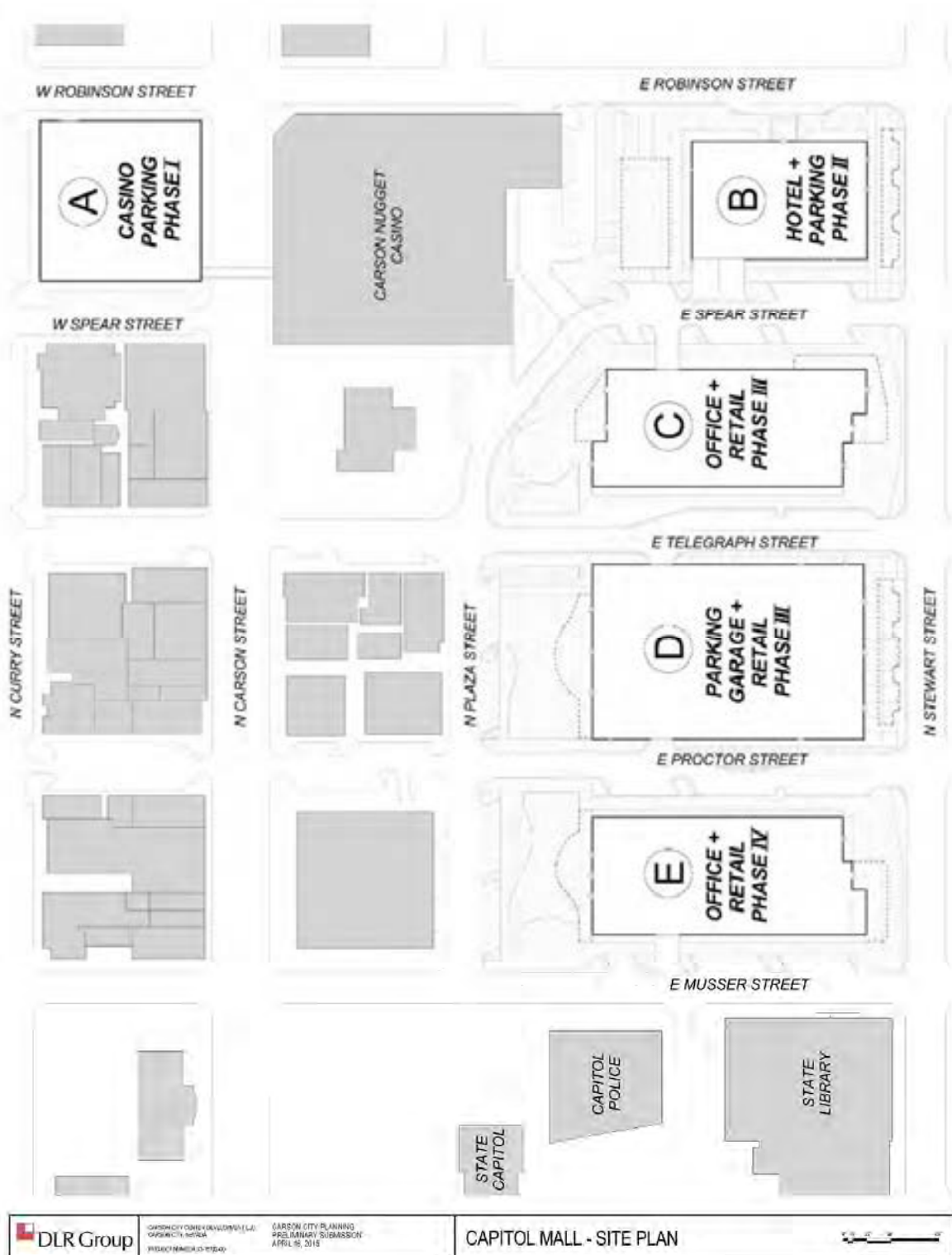


Figure 5: Building A Street View



Building A - Carson Street View



Building A - Retail Storefront View

	<small>DLR GROUP 10000 W. CENTRAL EXPRESSWAY SUITE 1000 DENVER, CO 80231</small>	<small>CAPITOL MALL PLANNING PRELIMINARY RENDERING APRIL 16, 2015</small>	<b>CAPITOL MALL - 3D RENDERINGS</b>
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Figure 6: Building A Elevations



1. Brick Piers
2. Perforated Corrugated Metal Screens
3. EIFS or Limestone-colored Precast - Signage Opportunities
4. Colored Fabric Awning on Framed Metal Supports
5. Glass Storefront System
6. Limestone-colored Precast Cornice
7. Painted Steel Truss - Bridge to Casino
8. Living Wall Green Screen
9. Precast Concrete Base
10. Precast Concrete Base Planter

Building A - East Elevation (Carson Street)



Building A - West Elevation (Curry Street)

	<p>ARCHITECTURAL ELEVATIONS                  10/20/15, 10/20/15                  PROJECT NUMBER: 1010000</p>	<p>CAPITOL MALL PLANNING                  PRELIMINARY SUBMISSION                  APRIL 9, 2015</p>	<p>CAPITOL MALL - ELEVATIONS</p>
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Figure 7: Building A Elevations



Building A - North Elevation (Robinson Street)



Building A - South Elevation (Spear Street)

	<p>ARCHITECTURAL SERVICES 1000 W. 10TH ST. FORT WORTH, TEXAS</p>	<p>CAPITOL MALL PROJECT RENDERING BY DLR GROUP APRIL 9, 2015</p>	<p>CAPITOL MALL - ELEVATIONS</p>
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Figure 8: Conceptual Landscape Plans





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**HYDROLOGY**

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The performance of the proposed project improvements, roadways, and storm water conveyance facilities, once constructed, will not adversely impact upstream or downstream properties adjacent to this site. The development of this site for the uses proposed will not increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries.

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**WATER SUPPLY**

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The analysis of the water system shows that the pipe sizes and layouts within the Capitol Mall Project are adequately designed to meet the demands of the development as well as potential future development in the general area. The WaterGEMS analysis shows that all junction pressures and pipe velocities within the development are greater than the minimum requirement and below the maximum requirement for Carson City and the NAC requirements. While we used the entire Carson City water model to model the proposed Capitol Mall Project water system, we only analyzed the Capitol Mall Project system for NAC compliance. The Capitol Mall Project is in compliance and meets the minimum pressures per NAC 445A.6711 during maximum day plus fire flow conditions. See complete Water Analysis Report for detailed information.

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**SEWER IMPACT**

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The subject development as well as the existing tributary sanitary sewer flow from surrounding developments have been taken into account to determine if the existing sanitary sewer mains would be impacted by the proposed development. The existing sanitary sewer system will adequately serve the proposed site and no improvements are necessary for the proposed development to meet existing Carson City standards of 0.75 d/D pipe capacities.

**Table 3: Parking Calculations**

	<b>Requirement (space/sf)</b>	<b>Square Footage</b>	<b>Parking Required</b>	<b>Parking Provided</b>
Building A	1/500	6,674	13.3	237
Building B	1/500	93,775	187.6	155
Building C	1/500	260,675	521.4	-
Building D	1/500	22,180	44.4	1,104
Building E	1/500	206,150	412.3	-
Existing Casino	1/500	92,700	185.4	10
State of Nevada	-	-	140	-
Carson City	-	-	20	-
On Street Parking	-	-	-	96
<b>Totals:</b>		<b>682,154</b>	<b>1524.4</b>	<b>1,602</b>

## TRAFFIC

The proposed Capitol Mall development will be located in Carson City, Nevada. The project includes two sites located east and west of Carson Street. The east site is bounded by Robinson Street to the north, Musser Street to the south, Stewart Street to the east, and Plaza Street to the west. The west site is bounded by Robinson Street to the north, Spear Street to the south, Carson Street to the east, and Curry Street to the west. The project sites are currently parking lots. The purpose of this study is to address the project's impact upon the adjacent street network. The Carson Street intersections with Robinson Street and Musser Street; the Stewart Street intersections with Robinson Street, Telegraph Street, Proctor Street, and Musser Street; and the parking garage driveways on Telegraph Street and Proctor Street have been identified for AM and PM peak hour capacity analysis for the 2020 base, 2020 base plus project, 2035 base, and 2035 base plus project scenarios.

The proposed Capitol Mall development will include the construction of a four-story parking garage with ground floor retail, a ten-story hotel building with parking garage, an eight-story office building with ground floor retail, an eight-story parking garage with ground floor retail, and a six-story office building with ground floor retail. The project will include a total of 421,200 square feet of office floor area, 61,200 square feet of retail floor area, 150 hotel rooms, and 1,600 parking garage spaces. The project is anticipated to generate 8,485 average weekday trips with 797 trips occurring during the AM peak hour and 944 trips occurring during the PM peak hour.



Traffic generated by the proposed Capitol Mall development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that the left turn pocket at the east approach of the Carson Street/Musser Street intersection be improved to contain a minimum of 100 feet of storage length.

It is recommended that the left turn pocket at the west approach of the Stewart Street/Robinson Street intersection be improved to contain a minimum of 100 feet of storage length.

It is recommended that that the west approach of the Stewart Street/Telegraph Street intersection be improved to include one exclusive left turn lane and one shared through-right turn lane. The left turn lane shall function as a center two-way left turn lane and extend west to the parking garage driveway.

It is recommended that that the west approach of the Stewart Street/Proctor Street intersection be improved to include one exclusive left turn lane with a minimum of 100 feet of storage length and one shared through-right turn lane.

It is recommended that the left turn pocket at the west approach of the Stewart Street/Musser Street intersection be improved to contain a minimum of 100 feet of storage length.

It is recommended that the Telegraph Street/Parking Garage Driveway intersection be designed to include one left turn lane and one through lane at the east approach, one shared through-right turn lane at the west approach, and one shared left turn-right turn lane at the south approach. The left turn lane shall function as a center two-way left turn lane and extend east to Stewart Street.

It is recommended that the Proctor Street/Parking Garage Driveway intersection be designed to include one shared left turn-through lane at the west approach, one shared through-right turn lane at the east approach, and one shared left turn-right turn lane at the north approach.

### **CARSON CITY MUNICIPAL CODE 18.07.020(3) ALTERNATIVE COMPLIANCE**

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*Alternative Compliance. Upon request of an applicant for a special use permit, the planning commission may approve an alternative approach that may be substituted in whole or in part for a plan not meeting 1 or more of the development standards contained in [Division 6](#) (Downtown Mixed-Use District) of the development standards. This approach is intended to provide flexibility to meet the development standards and shall apply in circumstances in which an alternative approach would provide a result that is equal to or superior to that which would be provided by the standards in this chapter. It is not intended as a substitute for a variance when relief from a particular standard is desired. Economic considerations shall not be a basis for alternative compliance.*

In accordance with the above Alternative Compliance Section of CCMC, the applicant is requesting a Special Use Permit to allow deviations of the Division 6 Development Standards outlined in the analysis provided in the following section. As contained in CCMC, we believe that our alternative approach provides, “a result that is equal to or superior to that which would be provided by the standards in this chapter”.

## **CARSON CITY DEVELOPMENT STANDARDS, DIVISION 6 ANALYSIS**

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### **6.4 - Downtown Character Areas**

***The DT-MU district is comprised of three downtown character areas, the boundaries of which are depicted on the regulating plan—DT-MU district map. The downtown character areas establish a framework for the scale of development that is desired in different locations within downtown.***

***Main Street Mixed-Use. The purpose of the Main Street Mixed-Use character area is to provide opportunities for infill and redevelopment, while retaining the traditional "Main Street" character and scale of Carson Street. To support this objective, building heights will be limited along the Carson Street frontage and adjacent to the State Capitol Complex and other historic structures, but will be permitted to "step up" away from the street—providing for a broader range of development opportunities. Active uses, such as retail shops and restaurants, as well as urban residential units, are desired throughout the character area to promote a lively street environment and expanded hours of activity.***

Building A of the proposed project is included in the area defined as Main Street Mixed Use. Included in Building A are two (2) land uses; 6,674 square feet of retail/ commercial space located on the ground floor adjacent to Carson Street and a parking garage containing 237 spaces intended for use by both the existing casino land use across Carson Street and the proposed square footage of office, retail and commercial land uses throughout the Capitol Mall Project. The proposed Building A is located on an infill site and designed to retain the traditional “Main Street” character. Building A has been designed to provide adequate parking while preserving the precious western views of the Sierra Nevada. As a consequence of achieving both these goals, Building A does encroach into the required building envelope standards identified in Section 6.7.

***Urban Mixed-Use. The purpose of the urban mixed-use character area is to provide for urban-intensity mixed-use development in areas of downtown that contain larger tracts of vacant or underutilized land. It is intended to provide opportunities for concentrations of active uses such as convention space, casinos, hotels, urban residential or similar uses which typically have more intensive land requirements than could be readily accommodated in other areas of downtown. To support these objectives, building heights in this area are permitted to be higher than in other character areas within downtown, provided appropriate transitions are provided to the more modest scale of development found along Carson Street, the surrounding neighborhoods, and the State Capitol Complex.***

Buildings B, C, D and E of the proposed project are all included in the area defined as Urban Mixed Use. Included in Building B, C, D and E are a variety of land uses including; office, retail, commercial, convention space, a hotel, numerous public gathering spaces and gardens, and associated parking. The proposed design is directly in line with the purpose of the Urban Mixed–Use area, which is to provide, “concentrations of active uses”. Included as part of the proposed design is the equivalent of four (4) city blocks of public gathering spaces and gardens. These outdoor amenities provide a vital core to the project as well as to maintaining connectivity to, and preserving the existing views of, the Capitol Complex. As a

consequence of providing this vital outdoor open space, the buildings in this area encroach into the required building envelope standards identified in Section 6.7.

**6.5.2 Conditional Use Criteria. In addition to the findings listed in Section 18.02.080 of this code, findings from a preponderance of evidence must indicate that the proposed use:**

**1. Is consistent and compatible with the character and intent for the downtown character area in which it is proposed;**

The proposed project site is included in portions of both the Main street Mixed-Use and the Urban Mixed-Use downtown character areas. Special care was taken during the design process to ensure that the proposed uses were consistent and compatible as discussed above.

**2. Incorporates or can be incorporated as part of a broader mix of uses to support an active "people-oriented" environment within the downtown character area; and**

The proposed project design incorporates a broad mix of land uses including the equivalent of four (4) city blocks of public gathering spaces and gardens. These outdoor amenities provide a vital core to the project and are designed to support and active "people oriented" environment.

**3. Can be integrated into the more urban development pattern in a manner that is consistent with master plan policies for downtown.**

The proposed project is designed to integrate into and expand on the urban development pattern of Carson City while maintaining consistency with the following master plan policies;

1. A Balanced Land Use Pattern
2. Equitable Distribution of Recreation Opportunities
3. Economic Vitality
4. Livable Neighborhoods & Activity Centers
5. A Connected City

**6.5.3 The following standards and guidelines shall apply within the urban mixed-use and main street mixed-use character areas only:**

**4. Parking Structures. Parking structures shall be "wrapped" with retail, office, or residential uses along a minimum of 50 percent of their street frontage to provide visual interest and to create pedestrian activity at the street level. Active uses, such as retail shops and/or restaurants, should be focused along those facades adjacent to or most visible from primary street frontages or major pedestrian walkways. Parking structures as a primary site use are only permitted by special use permit.**

Building A includes two (2) land uses; 6,674 square feet of retail/ commercial space located on the ground floor adjacent to Carson Street and a parking garage containing 237 spaces intended for use by both the existing casino land use across Carson Street and the proposed square footage of office, retail and commercial land uses throughout the Capitol Mall Project. Building A has been designed to provide adequate parking while preserving the precious western views of the Sierra Nevada. As a consequence of achieving both these goals, and as a product of its location on an infill site with street frontage on all four (4) sides, Building A does not meet the above requirement that, "Parking structures shall be wrapped" with retail, office, or residential uses along a minimum of 50 percent of their street frontage".

**6.6.8 (3) Streetscape.**

*a. Prior to the completion of the city's downtown streetscape plan, and for all other properties not addressed within the completed downtown streetscape plan, streetscape shall be provided along all street frontages as follows:*

*(2) Urban Character: Minimum 15-foot sidewalk with street trees in grates.*

*b. Where angled, on-street parking currently exists or is specified within the city's downtown streetscape plan and the above configurations are not feasible, alternative streetscape configurations may be approved by the director.*

In an attempt to provide sufficient and functional parking, the proposed project design, includes angled on street parking throughout the development. Providing such a parking configuration, combined with the abundance of landscaping proposed, requires an alternative streetscape to be approved by the director. The proposed streetscape reduces the sidewalk width adjacent to Buildings A and D to +/- 9 feet and +/- 13 feet respectively.

**6.6.10 Building Design and Character**

The following content is provided to demonstrate the proposed Building A is in compliance with Carson City Development Standards relating to 6.6.10.

Intent:

Care has been given to establish a high-quality appearance and level of architectural detail with a pedestrian scale.

Materials:

Building "A" is composed of brick, limestone-colored precast, glass storefronts, EIFS sign bands, fabric awnings, perforated metal screens, and living wall green-screens.

Four-Sided Design:

The building facades are modulated with brick piers on all four sides. Glass storefronts line Carson Street and turn the corners. The balance of the ground floor facades are infilled with living wall green screens.

Street-Level Interest and Transparency:

Glass storefronts line Carson Street and turn the corners. The balance of the ground floor facades are infilled with living wall green screens. Percentage of transparency exceeds 50% and is indicated on the elevation drawings. All glazing is transparent, not translucent nor tinted nor reflective.

Primary Building Entrances:

The main retail entrance on Carson Street is recessed into the mass of the project, at the corner of the building, giving it a clear and prominent sense of entry.

Parking Structures / Podium Parking:

While Building “A” is neither single-use nor a podium by definition, however all openings to the parking floors are screened from view with either perforated metal architectural screens or living wall green-screen structures.

Residential Garage Location and Design:

n/a

Screening of Utility/Mechanical Equipment:

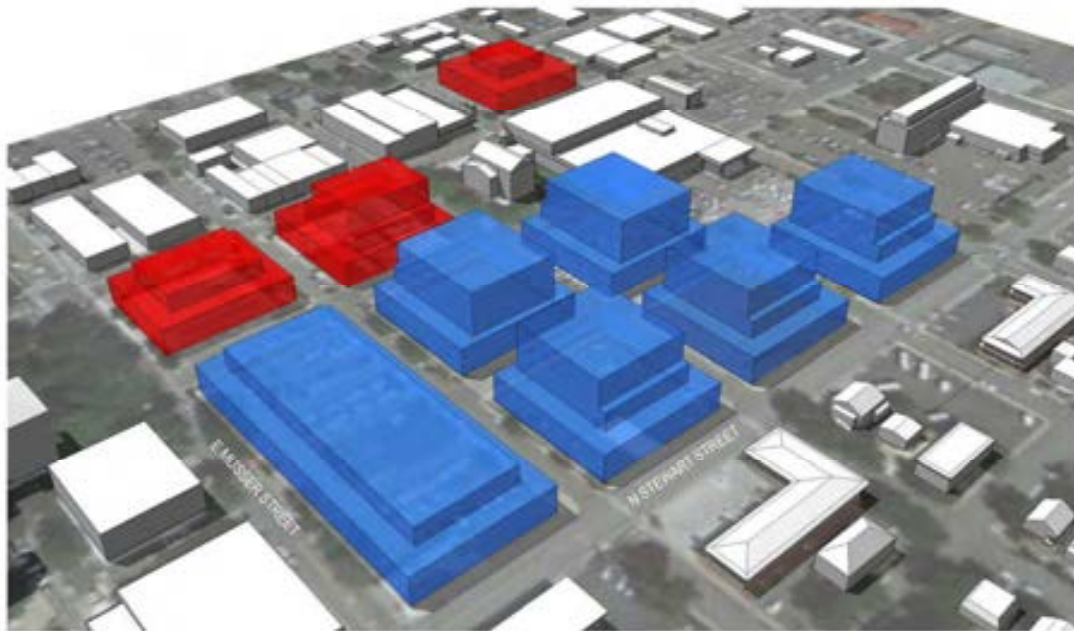
All utility and mechanical equipment will be screened from view.

### ***6.7 Building Envelope Standards***

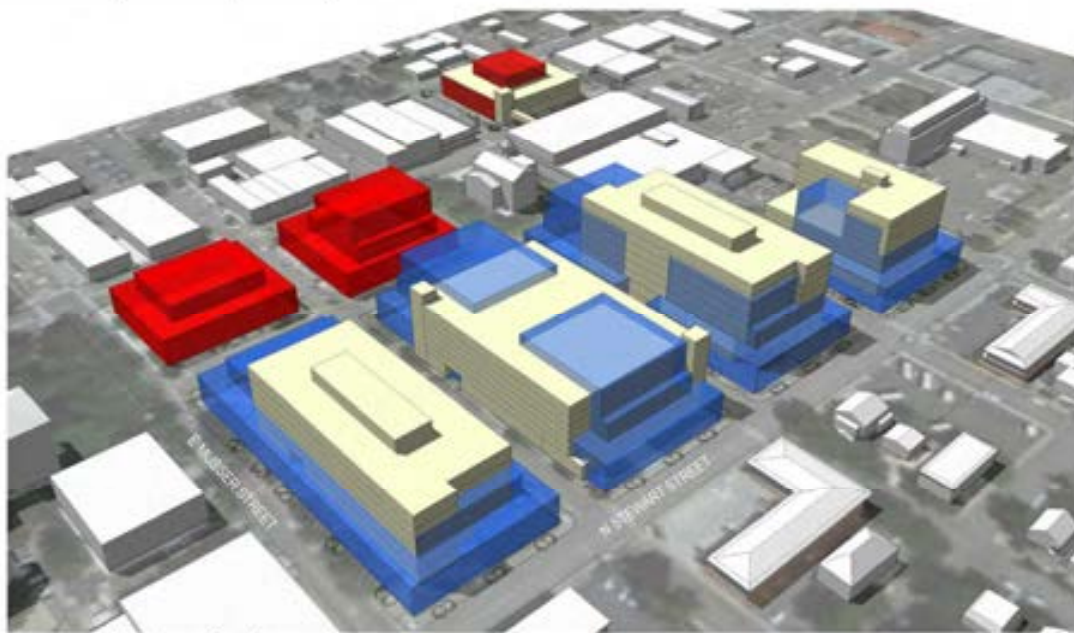
The Main Street Mixed-Use Character Area and the Urban Mixed-Use Character Area each have specific height specifications and required transitions. In an attempt to meet both the intent of these Development Standards and the complex requirements of the project as whole, we are proposing a combination of design elements to both soften the streetscape at the pedestrian level and maintain the existing vital view shed corridors. These elements include but are not limited to the abandonment of an existing roadway to provide landscaped public plazas and a focal point for the project, providing increased setbacks along the major streets and increased landscaping along the internal street network. Refer to Figure 7: Proposed Building Massing for further detail.

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Figure 9: Building Massing

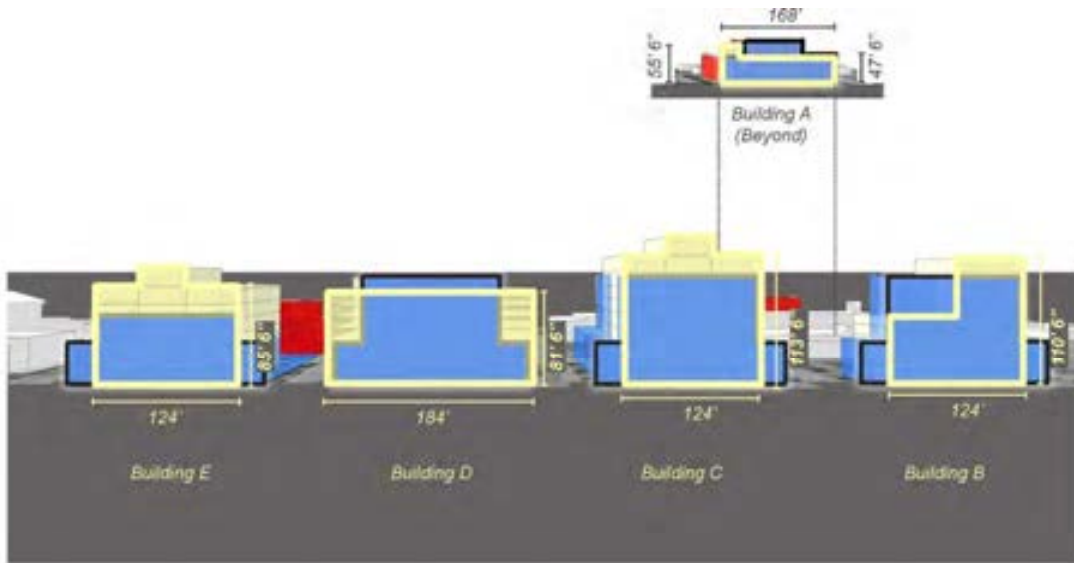


Carson City DTMU Height Envelopes

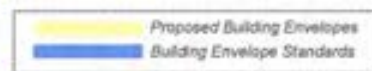


Proposed Massing - Overlay

 DLR Group	CARSON CITY PLANNING AND DESIGN SERVICES 1000 S. MAIN ST., SUITE 100 CARSON CITY, NV 89401	CARSON CITY PLANNING PRELIMINARY SUBMITTAL APRIL 16, 2015	CAPITOL MALL - 3D DIAGRAM
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Proposed Massing - Section Overlay



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**SPECIAL USE PERMIT FINDINGS 18.02.080**

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

The proposed project is designed to integrate into and expand on the urban development pattern of Carson City while maintaining consistency with the following master plan policies;

6. A Balanced Land Use Pattern
7. Equitable Distribution of Recreation Opportunities
8. Economic Vitality
9. Livable Neighborhoods & Activity Centers
10. A Connected City

**B. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;**

The proposed project is to be located on thirty four (34) under-utilized infill parcels in the heart of Carson City. The proposed land uses will be a significant upgrade over the existing land uses currently occupying said parcels.

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

The proposed project contains significant improvements at both the vehicular and pedestrian level including an improved street network, additional parking and numerous outdoor gather spaces.

**D. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements;**

The necessary infrastructure currently exists or is planned to exist prior to construction of the proposed project.

**E. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;**

The proposed project site is included in portions of both the Main street Mixed-Use and the Urban Mixed-Use downtown character areas. Special care was taken during the design process to ensure that the proposed uses were consistent and compatible with the specific design criteria outlined in each of these districts.

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

The proposed project will not be detrimental to the public health, safety, convenience and welfare of Carson City.

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

Nor will the proposed project result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.



**H. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.**

It is the applicant's belief that adequate information has been provided in the application and on the site plan to substantiate the findings required in this Section.

**Carson City Planning Division**  
 108 E. Proctor Street • Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

**FEE: \$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**  
**+ noticing fee**

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)
  - CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

Submission 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.

**FILE # SUP - 15 -**

<b>APPLICANT</b>	<b>PHONE #</b>
Carson City Center Development, LLC	630.457.5297
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
2568 Kingsview Way, Carson City NV 89703	
<b>EMAIL ADDRESS</b>	
matt@maccompanys.com	
<b>PROPERTY OWNER</b>	<b>PHONE #</b>
Adams Carson, LLC	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
701 S. Allen Street #101 Meridian, ID 83642	
<b>EMAIL ADDRESS</b>	
sneighbors@strategicsos.com	
<b>APPLICANT AGENT/REPRESENTATIVE</b>	<b>PHONE #</b>
Manhard Consulting, Chris Baker	775.746.3500 ex. 4861
<b>MAILING ADDRESS, CITY STATE, ZIP</b>	
9850 Double R Blvd Ste 101 Reno, NV 89521	
<b>EMAIL ADDRESS</b>	
cbaker@manhard.com	

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	<u>ZIP Code</u>
See Attached	See Attached	

<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Downtown Mixed Use, Public/ Quasi Public	DT-MU	Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary) 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. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_ or Development Standards, Division 6 \_\_\_\_\_, Section 667667 \_\_\_\_\_, a request to allow as a conditional use is as follows

See Attached

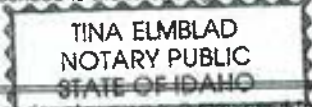
**PROPERTY OWNER'S AFFIDAVIT**

STEVEN Neighbors, *manager of Adams Carson, LLC* 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: \_\_\_\_\_ Address: 701 S. Allen Street Suite 101 Date: 4/14/2015  
Meridian, IDAHO  
83642

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

STATE OF NEVADA Idaho  
 COUNTY Ada  
 On April 14 2015, Steve Neighbors personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.  
 Notary Public: Tina Elmland  
 Expires: May 1, 2018



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination

**Carson City Planning Division**  
 108 E. Proctor Street • Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

**FEE: \$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**

+ noticing fee

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)
  - CD containing application digital data (to be submitted once the application is deemed complete by staff)

**Application Reviewed and Received By:**

**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.**

**FILE # SUP - 15 -**

<b>APPLICANT</b>	<b>PHONE #</b>
Carson City Center Development, LLC	630.457.5297
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
2568 Kingsview Way, Carson City NV 89703	
<b>EMAIL ADDRESS</b>	
matt@maccompanys.com	
<b>PROPERTY OWNER</b>	<b>PHONE #</b>
State of Nevada Division of State Lands	775-684-2720
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
901 S. Stewart Street, Suite 4001, Carson City NV 89710	
<b>EMAIL ADDRESS</b>	
<b>APPLICANT AGENT/REPRESENTATIVE</b>	<b>PHONE #</b>
Manhard Consulting, Chris Baker	775.746.3500 ex. 4861
<b>MAILING ADDRESS, CITY STATE, ZIP</b>	
9850 Double R Blvd Ste 101 Reno, NV 89521	
<b>EMAIL ADDRESS</b>	
cbaker@manhard.com	

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	<u>ZIP Code</u>
See Attached	See Attached	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Downtown Mixed Use, Public/ Quasi Public	DT-MU	Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). 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. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division 6 \_\_\_\_\_, Section 66.7 & 67 \_\_\_\_\_, a request to allow as a conditional use is as follows:

See Attached

**PROPERTY OWNER'S AFFIDAVIT**

I, \_\_\_\_\_, 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 \_\_\_\_\_ Address \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NEVADA )  
 COUNTY )

On \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public \_\_\_\_\_

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

**Carson City Planning Division**  
 108 E. Proctor Street • Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02

## SPECIAL USE PERMIT

**FEE: \$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**  
**+ noticing fee**

### SUBMITTAL PACKET

8 Completed Application Packets  
 (1 Original + 7 Copies) including:  
 Application Form  
 Written Project Description  
 Site Plan  
 Building Elevation Drawings and Floor Plans  
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 Applicant's Acknowledgment Statement  
 Documentation of Taxes Paid-to-Date (1 copy)  
 Project Impact Reports (Engineering) (4 copies)  
 CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

**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.

## FILE # SUP – 15 -

APPLICANT	PHONE #
Carson City Center Development, LLC	630.457.5297

MAILING ADDRESS, CITY, STATE, ZIP
2568 Kingsview Way, Carson City NV 89703

EMAIL ADDRESS
<a href="mailto:matt@maccompanys.com">matt@maccompanys.com</a>

PROPERTY OWNER	PHONE #
Carson City	

MAILING ADDRESS, CITY, STATE, ZIP
201 North Carson Street, Carson City NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE	PHONE #
Manhard Consulting, Chris Baker	775.746.3500 ex. 4861

MAILING ADDRESS, CITY STATE, ZIP
9850 Double R Blvd Ste 101 Reno, NV 89521

EMAIL ADDRESS
<a href="mailto:cbaker@manhard.com">cbaker@manhard.com</a>

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
004-221-01 & 02	See Attached	

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Downtown Mixed Use, Public/ Quasi Public	DT-MU	Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). 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. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division 6 \_\_\_\_\_, Section 6.6.7 & 6.7 \_\_\_\_\_, a request to allow as a conditional use is as follows:

See Attached

### PROPERTY OWNER'S AFFIDAVIT

I, \_\_\_\_\_, 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	Address	Date

Use additional page(s) if necessary for other names

STATE OF NEVADA )  
 COUNTY )

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public \_\_\_\_\_

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

**Carson City Planning Division**  
 108 E. Proctor Street • Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

**FEE: \$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**

+ noticing fee

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)
  - CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By: \_\_\_\_\_

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.

**FILE # SUP – 15 -**

<b>APPLICANT</b>	<b>PHONE #</b>
Carson City Center Development, LLC	630.457.5297
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
2568 Kingsview Way, Carson City NV 89703	
<b>EMAIL ADDRESS</b>	
matt@maccompanys.com	
<b>PROPERTY OWNER</b>	<b>PHONE #</b>
Nevada Independent Insurance Agents	775-882-1366*
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>	
P. O. Box 645, Carson City NV 89702	
<b>EMAIL ADDRESS</b>	
<b>APPLICANT AGENT/REPRESENTATIVE</b>	<b>PHONE #</b>
Manhard Consulting, Chris Baker	775.746.3500 ex. 4861
<b>MAILING ADDRESS, CITY STATE, ZIP</b>	
9850 Double R Blvd Ste 101 Reno, NV 89521	
<b>EMAIL ADDRESS</b>	
cbaker@manhard.com	

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	<u>ZIP Code</u>
See Attached	See Attached	

<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Downtown Mixed Use, Public/ Quasi Public	DT-MU	Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). 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. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division 5, Section 56.7 & 67, a request to allow as a conditional use is as follows:

See Attached

**PROPERTY OWNER'S AFFIDAVIT**

\_\_\_\_\_, 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 \_\_\_\_\_ Address \_\_\_\_\_ Date \_\_\_\_\_

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

STATE OF NEVADA )  
 COUNTY )

On \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public \_\_\_\_\_

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

Carson City Planning Division  
108 E. Proctor Street- Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.12

## GROWTH MANAGEMENT

FEE: None

### SUBMITTAL PACKET

Application Form  
Site Plan  
Water Report  
Applicant's Acknowledgment Statement  
4 Project engineering Reports  
6 Completed Application Packets (1 Original + 5 Copies)  
CD containing application digital data (pdf format)

Application Reviewed and Received By:

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.

## FILE # GM - 15 -

APPLICANT PHONE #  
Carson City Center Development, LLC 630.457.5297

MAILING ADDRESS, CITY, STATE, ZIP  
2568 Kingsview Way, Carson City NV 89703

EMAIL ADDRESS  
matt@maccompanys.com

PROPERTY OWNER PHONE #  
Adams Carson, LLC

MAILING ADDRESS, CITY, STATE, ZIP  
701 S. Allen Street #101 Meridian, ID 83642

EMAIL ADDRESS  
sneighbors@strategiccsos.com

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Manhard Consulting, Chris Baker 775 746.3500 ex 4861

MAILING ADDRESS, CITY, STATE, ZIP  
9850 Double R Blvd Ste 101 Reno, NV 89521

EMAIL ADDRESS  
cbaker@manhard.com

Total Gallons Per Day of Water Usage Requested: 334,339 GPD  
APN See Attached

Address City/State Zip Code  
See Attached

Project's Master Plan Designation Project's Current Zoning Nearest Major Cross Street(s)  
Downtown Mixed Use, Public/ Quasi Public DT-MU Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_ a request to allow water usage greater than 7,500 gallons per day:

### PROPERTY OWNER'S AFFIDAVIT

*Steve Neighbors, manager of Adams Carson LLC,* being duly deposited, 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]* Address *701 S. Allen St. Suite 101 Meridian, ID 83642* Date *4/14/2015*

Use additional page(s) if necessary for other names

STATE OF NEVADA *Idaho*  
COUNTY *Ada*  
On *April 14, 2015* *Steve Neighbors* personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public *[Signature]*  
Expires: *May 1, 2018*

TINA ELMBLAD  
NOTARY PUBLIC  
STATE OF IDAHO

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

<b>Carson City Planning Division</b> 108 E. Proctor Street· Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY:  CCMC 18.12  <h2 style="margin: 0;">GROWTH MANAGEMENT</h2>	
<b>FILE # GM – 15 -</b>		<b>FEE: None</b>	
<b>APPLICANT</b> <span style="float: right;"><b>PHONE #</b></span> Carson City Center Development, LLC <span style="float: right;">630.457.5297</span>		<b>SUBMITTAL PACKET</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 2568 Kingsview Way, Carson City NV 89703		<input type="checkbox"/> Application Form <input type="checkbox"/> Site Plan <input type="checkbox"/> Water Report <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 4 Project engineering Reports <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> CD containing application digital data (pdf format)	
<b>EMAIL ADDRESS</b> matt@maccompanys.com		<b>Application Reviewed and Received By:</b>	
<b>PROPERTY OWNER</b> <span style="float: right;"><b>PHONE #</b></span> State of Nevada Division of State Lands <span style="float: right;">775-684-2720</span>		<b>Submittal Deadline: See attached PC application submittal schedule.</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 901 S. Stewart Street, Suite 4001, Carson City NV 89710		<b>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.</b>	
<b>EMAIL ADDRESS</b>		<b>Address</b> <span style="float: right;"><b>City /State</b> <b>Zip Code</b></span> See Attached	
<b>APPLICANT AGENT/REPRESENTATIVE</b> <span style="float: right;"><b>PHONE #</b></span> Manhard Consulting, Chris Baker <span style="float: right;">775.746.3500 ex. 4861</span>			
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 9850 Double R Blvd Ste 101 Reno, NV 89521			
<b>EMAIL ADDRESS</b> cbaker@manhard.com			
<u>Total Gallons Per Day of Water Usage Requested:</u> 334,339 GPD	<u>APN</u> See Attached		
<u>Project's Master Plan Designation</u> Downtown Mixed Use, Public/ Quasi Public	<u>Project's Current Zoning</u> DT-MU	<u>Nearest Major Cross Street(s)</u> Stewart & Proctor Streets	
Briefly describe your proposed project: (Use additional sheets or attachments if necessary)			
In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow water usage greater than 7,500 gallons per day:			
<b>PROPERTY OWNER'S AFFIDAVIT</b>			
I, _____, 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 _____	Address _____	Date _____	
Use additional page(s) if necessary for other names.			
STATE OF NEVADA ) COUNTY )			
On _____, 20____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
Notary Public _____			
<b>NOTE:</b> If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.			

**Carson City Planning Division**  
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 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.12

## GROWTH MANAGEMENT

FEE: None

### SUBMITTAL PACKET

- Application Form
- Site Plan
- Water Report
- Applicant's Acknowledgment Statement
- 4 Project engineering Reports
- 6 Completed Application Packets (1 Original + 5 Copies)
- CD containing application digital data (pdf format)

Application Reviewed and Received By:

Submission 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.

## FILE # GM – 15 -

**APPLICANT** **PHONE #**  
 Carson City Center Development, LLC 630.457.5297

**MAILING ADDRESS, CITY, STATE, ZIP**  
 2568 Kingsview Way, Carson City NV 89703

**EMAIL ADDRESS**  
 matt@maccompanys.com

**PROPERTY OWNER** **PHONE #**  
 Carson City

**MAILING ADDRESS, CITY, STATE, ZIP**  
 201 North Carson Street, Carson City NV 89701

**EMAIL ADDRESS**

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
 Manhard Consulting, Chris Baker 775.746.3500 ex. 4861

**MAILING ADDRESS, CITY, STATE, ZIP**  
 9850 Double R Blvd Ste 101 Reno, NV 89521

**EMAIL ADDRESS**  
 cbaker@manhard.com

<u>Total Gallons Per Day of Water Usage Requested:</u>	<u>APN</u>	<u>Address</u>	<u>City /State</u>	<u>Zip Code</u>
334,339 GPD	004-221-01 & 02	See Attached		

<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Downtown Mixed Use, Public/ Quasi Public	DT-MU	Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow water usage greater than 7,500 gallons per day:

### PROPERTY OWNER'S AFFIDAVIT

I, \_\_\_\_\_, 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 \_\_\_\_\_ Address \_\_\_\_\_ Date \_\_\_\_\_

Use additional page(s) if necessary for other names

STATE OF NEVADA )  
 COUNTY )

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public \_\_\_\_\_

**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.



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108 E. Proctor Street- Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.12

## FILE # GM – 15 -

## GROWTH MANAGEMENT

**APPLICANT**

Carson City Center Development, LLC

**PHONE #**

630.457.5297

FEE: None

**SUBMITTAL PACKET**

- Application Form
- Site Plan
- Water Report
- Applicant's Acknowledgment Statement
- 4 Project engineering Reports
- 6 Completed Application Packets (1 Original + 5 Copies)
- CD containing application digital data (pdf format)

**MAILING ADDRESS, CITY, STATE, ZIP**

2568 Kingsview Way, Carson City NV 89703

**EMAIL ADDRESS**

matt@maccompanys.com

**PROPERTY OWNER**

Nevada Independent Insurance Agents

**PHONE #**

775-882-1366

Application Reviewed and Received By:

**MAILING ADDRESS, CITY, STATE, ZIP**

P. O. Box 645, Carson City NV 89702

**EMAIL ADDRESS**

Submittal Deadline: See attached PC application submittal schedule.

**APPLICANT AGENT/REPRESENTATIVE**

Manhard Consulting, Chris Baker

**PHONE #**

775.746.3500 ex. 4861

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.

**MAILING ADDRESS, CITY, STATE, ZIP**

9850 Double R Blvd Ste 101 Reno, NV 89521

**EMAIL ADDRESS**

cbaker@manhard.com

Total Gallons Per Day of Water Usage Requested: 334,339 GPD

**APN**

See Attached

**Address**

See Attached

**City /State**

**Zip Code**

**Project's Master Plan Designation**

Downtown Mixed Use, Public/ Quasi Public

**Project's Current Zoning**

DT-MU

**Nearest Major Cross Street(s)**

Stewart & Proctor Streets

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow water usage greater than 7,500 gallons per day:

### PROPERTY OWNER'S AFFIDAVIT

I, \_\_\_\_\_, 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

Address

Date

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

STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

*[Handwritten Signature]*

*04.15.15*

Applicant

Date



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Secured Tax Inquiry Detail for Parcel # 003-223-01					
Property Location: 500 N CARSON ST			Roll #: 000069		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 400		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	10,217.26	62.50	10,279.76	10,279.76	
2013	5,151.00		5,151.00	5,151.00	
2014	4,993.87		4,993.87	4,993.87	.00
<b>Current Year</b>					No Taxes Owning
08/18	1,288.64		1,288.64	1,288.64	.00
10/06	1,285.00		1,285.00	1,285.00	.00
01/05	1,285.00		1,285.00	1,285.00	.00
03/02	<u>1,285.00</u>		<u>1,285.00</u>	<u>1,285.00</u>	.00
Totals:	5,143.64	.00	5,143.64	5,143.64	

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Secured Tax Inquiry Detail for Parcel # 004-211-05					
Property Location: 590 N FALL ST				Roll #: 000070	
Billed to: ADAMS CARSON LLC				Tax Year: 2015	
701 S ALLEN ST #101				District: 1.5	
MERIDIAN, ID 83642-0000				Tax Service:	
				Land Use Code: 402	
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	3,533.74	23.44	3,557.18	3,557.18	
2013	1,733.48		1,733.48	1,733.48	
2014	1,675.78		1,675.78	1,675.78	.00
<u>Current Year</u>					No Taxes Owing
08/18	433.04		433.04	433.04	.00
10/06	431.00		431.00	431.00	.00
01/05	431.00		431.00	431.00	.00
03/02	431.00		431.00	431.00	.00
Totals:	1,726.04	.00	1,726.04	1,726.04	

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Secured Tax Inquiry Detail for Parcel # 004-211-07					
Property Location: E ROBINSON ST			Roll #: 000071		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0008			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,074.17	8.61	1,082.78	1,082.78	
2013	526.96		526.96	526.96	
2014	509.46		509.46	509.46	.00
<u>Current Year</u>					No Taxes Owing
08/18	131.74		131.74	131.74	.00
10/06	131.00		131.00	131.00	.00
01/05	131.00		131.00	131.00	.00
03/02	<u>131.00</u>		<u>131.00</u>	<u>131.00</u>	.00
Totals:	524.74	.00	524.74	524.74	

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Secured Tax Inquiry Detail for Parcel # 004-211-08					
Property Location: E ROBINSON ST			Roll #: 000072		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,130.84	8.92	1,139.76	1,139.76	
2013	554.73		554.73	554.73	
2014	536.27		536.27	536.27	.00
Current Year					No Taxes Owing
08/18	138.35		138.35	138.35	.00
10/06	138.00		138.00	138.00	.00
01/05	138.00		138.00	138.00	.00
03/02	138.00		138.00	138.00	.00
Totals:	552.35	.00	552.35	552.35	

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Secured Tax Inquiry Detail for Parcel # 004-211-09					
Property Location: E ROBINSON ST			Roll #: 000073		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,639.76	12.07	1,651.83	1,651.83	
2013	804.34		804.34	804.34	
2014	777.60		777.60	777.60	.00
<u>Current Year</u>					No Taxes Owing
08/18	200.92		200.92	200.92	.00
10/06	200.00		200.00	200.00	.00
01/05	200.00		200.00	200.00	.00
03/02	200.00		200.00	200.00	.00
Totals:	800.92	.00	800.92	800.92	

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Secured Tax Inquiry Detail for Parcel # 004-211-10					
Property Location: S FALL ST			Roll #: 000074		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	966.72	7.91	974.63	974.63	
2013	477.32		477.32	477.32	
2014	459.70		459.70	459.70	.00
Current Year					No Taxes Owing
08/18	119.49		119.49	119.49	.00
10/06	118.00		118.00	118.00	.00
01/05	118.00		118.00	118.00	.00
03/02	118.00		118.00	118.00	.00
Totals:	473.49	.00	473.49	473.49	

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Secured Tax Inquiry Detail for Parcel # 004-211-11					
Property Location: 507 N CARSON ST			Roll #:	000075	
Billed to: ADAMS CARSON LLC			Tax Year:	2015	
701 S ALLEN ST #101			District:	1.5	
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code:	420	
			Includes PP		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	198,006.74	1,194.70	199,201.44	199,201.44	
2013	99,692.94		99,692.94	99,692.94	
2014	93,997.96		93,997.96	93,997.96	.00
<u>Current Year</u>				No Taxes Owing	
08/18	24,578.28		24,578.28	24,578.28	.00
10/06	24,577.00		24,577.00	24,577.00	.00
01/05	24,577.00		24,577.00	24,577.00	.00
03/02	<u>24,577.00</u>		<u>24,577.00</u>	<u>24,577.00</u>	.00
Totals:	98,309.28	.00	98,309.28	98,309.28	

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Secured Tax Inquiry Detail for Parcel # 004-213-01					
Property Location: 411 N PLAZA ST			Roll #: 000076		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	3,928.63	25.87	3,954.50	3,954.50	
2013	1,933.68		1,933.68	1,933.68	
2014	1,874.62		1,874.62	1,874.62	.00
<u>Current Year</u>					No Taxes Owing
08/18	484.84		484.84	484.84	.00
10/06	482.00		482.00	482.00	.00
01/05	482.00		482.00	482.00	.00
03/02	482.00		482.00	482.00	.00
Totals:	1,930.84	.00	1,930.84	1,930.84	

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**Secured Tax Inquiry Detail for Parcel # 004-213-02**

Property Location: 411 N FALL ST		Roll #: 000077			
Billed to: ADAMS CARSON LLC		Tax Year: 2015			
701 S ALLEN ST #101		District: 1.5			
MERIDIAN, ID 83642-0000		Tax Service:			
		Land Use Code: 402			
Outstanding Taxes:					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2012+	966.72	7.91	974.63	974.63	
2013	477.32		477.32	477.32	
2014	459.70		459.70	459.70	.00
<u>Current Year</u>					No Taxes Owing
08/18	119.49		119.49	119.49	.00
10/06	118.00		118.00	118.00	.00
01/05	118.00		118.00	118.00	.00
03/02	118.00		118.00	118.00	.00
Totals:	473.49	.00	473.49	473.49	

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**Secured Tax Inquiry Detail for Parcel # 004-213-03**

Property Location: E TELEGRAPH ST		Roll #: 000078			
Billed to: ADAMS CARSON LLC		Tax Year: 2015			
701 S ALLEN ST #101		District: 1.5			
MERIDIAN, ID 83642-0000		Tax Service:			
		Land Use Code: 402			
Outstanding Taxes:					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2012+	1,074.17	8.61	1,082.78	1,082.78	
2013	526.96		526.96	526.96	
2014	509.46		509.46	509.46	.00
<u>Current Year</u>					No Taxes Owing
08/18	131.74		131.74	131.74	.00
10/06	131.00		131.00	131.00	.00
01/05	131.00		131.00	131.00	.00
03/02	131.00		131.00	131.00	.00
Totals:	524.74	.00	524.74	524.74	

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**Secured Tax Inquiry Detail for Parcel # 004-213-04**

Property Location: E TELEGRAPH ST		Roll #: 000079		
Billed to: ADAMS CARSON LLC		Tax Year: 2015		
701 S ALLEN ST #101		District: 1.5		
MERIDIAN, ID 83642-0000		Tax Service:		
		Land Use Code: 402		
Outstanding Taxes:				
<u>Prior Year</u>	<u>Tax Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2012+	852.99	4.98	857.97	857.97
2013	421.15		421.15	421.15
2014	405.61		405.61	405.61 .00
<u>Current Year</u>				No Taxes Owing
08/18	105.77		105.77	105.77 .00
10/06	104.00		104.00	104.00 .00
01/05	104.00		104.00	104.00 .00
03/02	104.00		104.00	104.00 .00
Totals:	417.77	.00	417.77	417.77

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Secured Tax Inquiry Detail for Parcel # 004-213-05					
Property Location: 206 E TELEGRAPH ST				Roll #: 000880	
Billed to: ADAMS CARSON LLC				Tax Year: 2015	
701 S ALLEN ST #101				District: 1.5	
MERIDIAN, ID 83642-0000				Tax Service:	
				Land Use Code: 402	
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,922.31	13.65	1,935.96	1,935.96	
2013	943.01		943.01	943.01	
2014	911.61		911.61	911.61	.00
<u>Current Year</u>				No Taxes Owing	
08/18	236.95		236.95	236.95	.00
10/06	234.00		234.00	234.00	.00
01/05	234.00		234.00	234.00	.00
03/02	<u>234.00</u>		<u>234.00</u>	<u>234.00</u>	.00
Totals:	938.95	.00	938.95	938.95	

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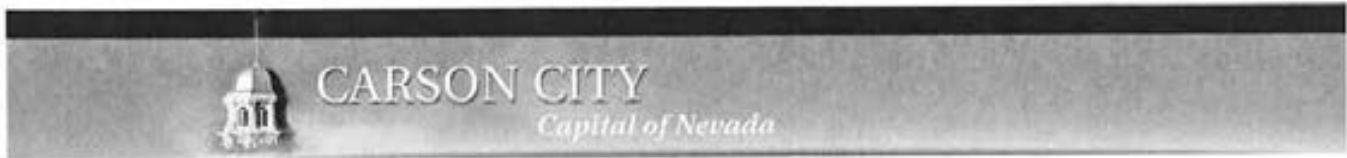
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Secured Tax Inquiry Detail for Parcel # 004-213-06					
Property Location: 202 E TELEGRAPH ST			Roll #: 000081		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	966.72	7.91	974.63	974.63	
2013	477.32		477.32	477.32	
2014	459.70		459.70	459.70	.00
<u>Current Year</u>					No Taxes Owing
08/18	119.49		119.49	119.49	.00
10/06	118.00		118.00	118.00	.00
01/05	118.00		118.00	118.00	.00
03/02	<u>118.00</u>		<u>118.00</u>	<u>118.00</u>	.00
Totals:	473.49	.00	473.49	473.49	

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Secured Tax Inquiry Detail for Parcel # 004-221-01					
Property Location: 300 E SPEAR ST			Roll #: 000088		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	9,264.12	57.68	9,321.80	9,321.80	
2013	4,595.32		4,595.32	4,595.32	
2014	4,450.08		4,450.08	4,450.08	.00
<u>Current Year</u>					No Taxes Owning
08/18	1,148.55		1,148.55	1,148.55	.00
10/06	1,145.00		1,145.00	1,145.00	.00
01/05	1,145.00		1,145.00	1,145.00	.00
03/02	<u>1,145.00</u>		<u>1,145.00</u>	<u>1,145.00</u>	.00
Totals:	4,583.55	.00	4,583.55	4,583.55	

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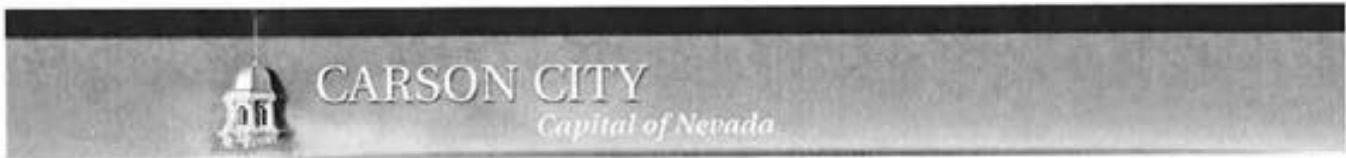




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Secured Tax Inquiry Detail for Parcel # 004-224-02					
Property Location: 412 N STEWART ST			Roll #: 000091		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,827.56	12.97	1,840.53	1,840.53	
2013	909.48		909.48	909.48	
2014	876.93		876.93	876.93	.00
<u>Current Year</u>					No Taxes Owing
08/18	228.23		228.23	228.23	.00
10/05	225.00		225.00	225.00	.00
01/05	225.00		225.00	225.00	.00
03/02	225.00		225.00	225.00	.00
Totals:	903.23	.00	903.23	903.23	

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Secured Tax Inquiry Detail for Parcel # 004-224-03					
Property Location: 401 N FALL ST			Roll #: 000092		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,934.70	13.56	1,948.26	1,948.26	
2013	974.27		974.27	974.27	
2014	947.97		947.97	947.97	.00
Current Year					No Taxes Owing
08/18	244.41		244.41	244.41	.00
10/06	244.00		244.00	244.00	.00
01/05	244.00		244.00	244.00	.00
03/02	244.00		244.00	244.00	.00
Totals:	976.41	.00	976.41	976.41	

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Secured Tax Inquiry Detail for Parcel # 004-224-04					
Property Location: 306 E TELEGRAPH ST			Roll #: 008893		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2012+	1,830.37	13.07	1,843.44	1,843.44	
2013	910.21		910.21	910.21	
2014	877.89		877.89	877.89	.00
Current Year				No Taxes Owing	
08/18	226.22		226.22	226.22	.00
10/06	226.00		226.00	226.00	.00
01/06	226.00		226.00	226.00	.00
03/02	226.00		226.00	226.00	.00
Totals:	904.22	.00	904.22	904.22	

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Secured Tax Inquiry Detail for Parcel # 004-224-05					
Property Location: 314 E TELEGRAPH ST			Roll #: 000094		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 180		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	856.91	47.52	904.43	904.43	
2013	459.28		459.28	459.28	
2014	413.55		413.55	413.55	.00
<u>Current Year</u>					No Taxes Owning
08/16	107.95		107.95	107.95	.00
10/06	106.00		106.00	106.00	.00
01/05	106.00		106.00	106.00	.00
03/02	106.00		106.00	106.00	.00
Totals:	425.95	.00	425.95	425.95	

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Secured Tax Inquiry Detail for Parcel # 004-224-07					
Property Location: N FALL ST			Roll #: 000095		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,556.65	15.56	1,572.21	1,572.21	
2013	774.48		774.48	774.48	
2014	746.86		746.86	746.86	.00
<u>Current Year</u>					No Taxes Owing
08/18	193.27		193.27	193.27	.00
10/06	192.00		192.00	192.00	.00
01/05	192.00		192.00	192.00	.00
03/02	192.00		192.00	192.00	.00
Totals:	769.27	.00	769.27	769.27	

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Secured Tax Inquiry Detail for Parcel # 004-224-08					
Property Location: E SPEAR ST				Roll #: 000096	
Billed to: ADAMS CARSON LLC				Tax Year: 2015	
701 S ALLEN ST #101				District: 1.5	
MERIDIAN, ID 83642-0000				Tax Service:	
				Land Use Code: 402	
Outstanding Taxes:					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2012+	1,243.14	9.49	1,252.63	1,252.63	
2013	619.09		619.09	619.09	
2014	601.20		601.20	601.20	.00
<u>Current Year</u>				No Taxes Owing	
09/18	157.23		157.23	157.23	.00
10/06	154.00		154.00	154.00	.00
01/05	154.00		154.00	154.00	.00
03/02	154.00		154.00	154.00	.00
Totals:	619.23	.00	619.23	619.23	

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**Secured Tax Inquiry Detail for Parcel # 004-216-01**

Property Location: 201 E TELEGRAPH ST		Roll #: 000083			
Billed to: ADAMS CARSON LLC		Tax Year: 2015			
781 S ALLEN ST #101		District: 1.5			
MERIDIAN, ID 83642-0000		Tax Service:			
		Land Use Code: 403			
Outstanding Taxes:					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2012+	2,388.21	16.59	2,404.80	2,404.80	
2013	1,171.48		1,171.48	1,171.48	
2014	1,136.59		1,136.59	1,136.59	.00
<u>Current Year</u>					No Taxes Owing
08/18	294.67		294.67	294.67	.00
10/06	292.00		292.00	292.00	.00
01/05	292.00		292.00	292.00	.00
03/02	292.00		292.00	292.00	.00
Totals:	1,170.67	.00	1,170.67	1,170.67	

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Secured Tax Inquiry Detail for Parcel # 004-216-02					
Property Location: 203 E TELEGRAPH ST			Roll #: 000084		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 400		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,213.17	9.35	1,222.52	1,222.52	
2013	596.60		596.60	596.60	
2014	575.67		575.67	575.67	.00
<u>Current Year</u>					No Taxes Owing
08/18	148.93		148.93	148.93	.00
10/06	148.00		148.00	148.00	.00
01/05	148.00		148.00	148.00	.00
03/02	148.00		148.00	148.00	.00
Totals:	592.93	.00	592.93	592.93	

[History](#)





**CARSON CITY**  
Capital of Nevada

Treasurer Home

Assessor Data Inquiry

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**Secured Tax Inquiry Detail for Parcel # 004-216-03**

Property Location: 205 E TELEGRAPH ST		Roll #: 000085		
Billed to: ADAMS CARSON LLC		Tax Year: 2015		
701 S ALLEN ST #101		District: 1.5		
MERIDIAN, ID 83642-0000		Tax Service:		
		Land Use Code: 400		
Outstanding Taxes:				
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2012+	3,634.95	24.12	3,659.07	3,659.07
2013	1,787.02		1,787.02	1,787.02
2014	1,724.65		1,724.65	1,724.65
Current Year			No Taxes Owing	
08/18	444.38		444.38	444.38
10/05	444.00		444.00	444.00
01/05	444.00		444.00	444.00
03/02	444.00		444.00	444.00
Totals:	1,776.38	.00	1,776.38	1,776.38

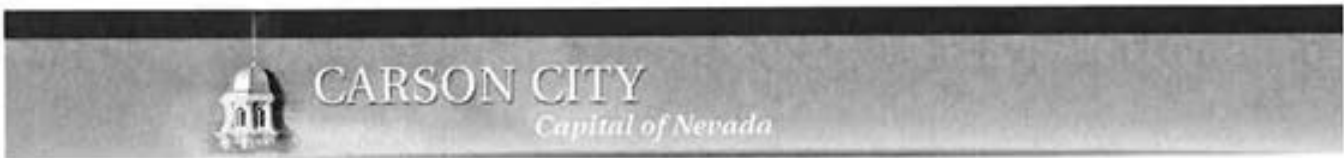
History



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Secured Tax Inquiry Detail for Parcel # 004-216-04					
Property Location: 206 E PROCTOR ST			Roll #: 080086		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 403		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,262.10	9.81	1,271.91	1,271.91	
2013	612.38		612.38	612.38	
2014	592.97		592.97	592.97	.00
<u>Current Year</u>					No Taxes Owing
08/18	154.76		154.76	154.76	.00
10/06	152.00		152.00	152.00	.00
01/05	152.00		152.00	152.00	.00
03/02	152.00		152.00	152.00	.00
Totals:	610.76	.00	610.76	610.76	

[History](#)



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Secured Tax Inquiry Detail for Parcel # 004-216-05					
Property Location: 202 E PROCTOR ST			Roll #: 000087		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 400		
Outstanding Taxes:					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2012+	1,364.88	10.34	1,375.22	1,375.22	
2013	671.16		671.16	671.16	
2014	647.65		647.65	647.65	.00
<u>Current Year</u>				No Taxes Owing	
08/18	169.07		169.07	169.07	.00
10/08	166.00		166.00	166.00	.00
01/05	166.00		166.00	166.00	.00
03/02	166.00		166.00	166.00	.00
Totals:	667.07	.00	667.07	667.07	

[History](#)



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Secured Tax Inquiry Detail for Parcel # 004-225-01					
Property Location: 307 E TELEGRAPH ST			Roll #: 000097		
Billed to: ADAMS CARSON LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 402		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	3,313.57	21.72	3,335.29	3,335.29	
2013	1,661.33		1,661.33	1,661.33	
2014	1,610.39		1,610.39	1,610.39	.00
<u>Current Year</u>					No Taxes Owing
08/18	416.69		416.69	416.69	.00
10/06	414.00		414.00	414.00	.00
01/05	414.00		414.00	414.00	.00
03/02	414.00		414.00	414.00	.00
Totals:	1,658.69	.00	1,658.69	1,658.69	

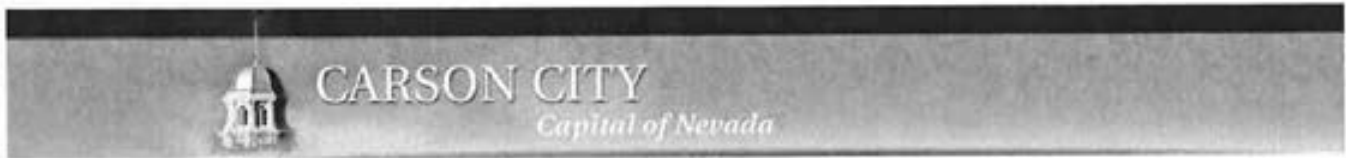
History



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Secured Tax Inquiry Detail for Parcel # 004-225-02					
Property Location: 311 E TELEGRAPH ST				Roll #: 000098	
Billed to: ADAMS CARSON LLC				Tax Year: 2015	
701 S ALLEN ST #101				District: 1.5	
MERIDIAN, ID 83642-0008				Tax Service:	
				Land Use Code: 402	
Outstanding Taxes:					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2012+	1,375.51	10.24	1,385.75	1,385.75	
2013	684.43		684.43	684.43	
2014	659.86		659.86	659.86	.00
<u>Current Year</u>				No Taxes Owing	
08/18	172.65		172.65	172.65	.00
10/06	169.00		169.00	169.00	.00
01/05	169.00		169.00	169.00	.00
03/02	169.00		169.00	169.00	.00
Totals:	679.85	.00	679.85	679.65	

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Secured Tax Inquiry Detail for Parcel # 004-225-03					
Property Location: 302 E PROCTOR ST				Roll #: 000099	
Billed to: ADAMS CARSON LLC				Tax Year: 2015	
701 S ALLEN ST #101				District: 1.5	
MERIDIAN, ID 83642-0000				Tax Service:	
				Land Use Code: 402	
Outstanding Taxes:					
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due	
2012+	2,748.69	18.60	2,767.29	2,767.29	
2013	1,363.78		1,363.78	1,363.78	
2014	1,315.26		1,315.26	1,315.26	.00
<u>Current Year</u>				No Taxes Owing	
08/18	340.70		340.70	340.70	.00
10/06	338.00		338.00	338.00	.00
01/05	338.00		338.00	338.00	.00
03/02	338.00		338.00	338.00	.00
Totals:	1,354.70	.00	1,354.70	1,354.70	

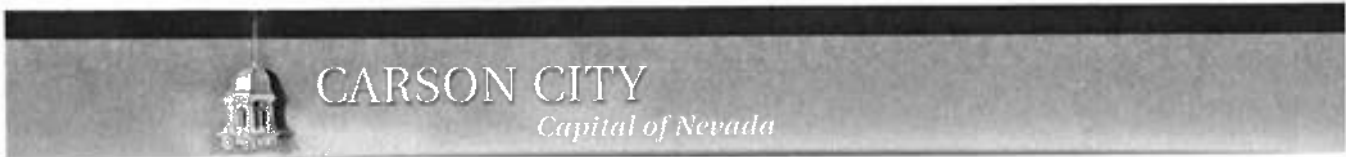
[History](#)



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Secured Tax Inquiry Detail for Parcel # 004-225-04					
Property Location: 310 N STEWART ST			Roll #: 012333		
Billed to: NEVADA INDEPENDANT INS AGENTS			Tax Year: 2015		
P O BOX 645			District: 1.5		
CARSON CITY, NV 89702-0000			Tax Service:		
			Land Use Code: 410		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	4,107.48		4,107.48	4,107.48	
2013	2,046.63		2,046.63	2,046.63	
2014	2,023.98		2,023.98	2,023.98	.00
<u>Current Year</u>					No Taxes Owing
08/18	521.69		521.69	521.69	.00
10/06	521.00		521.00	521.00	.00
01/05	521.00		521.00	521.00	.00
03/02	<u>521.00</u>		<u>521.00</u>	<u>521.00</u>	.00
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[History](#)



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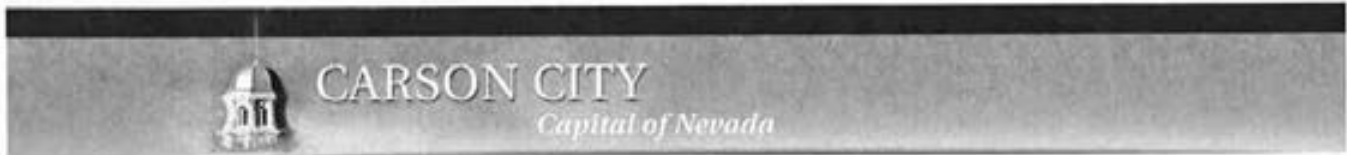
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Current Owner: CARSON CITY		Roll #: 005619		
Property Location: 201 E PROCTOR ST		Tax Year: 2013		
Billed to: FIRESIDE INVESTMENTS, LLC		District: 1.5		
3269 MADONNA DRIVE		Tax Service:		
EDGEWOOD, KY 41017-0000		Land Use Code: 402		
Outstanding Taxes:				
Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,001.14	1,001.14	1,001.14	
2013	494.10	494.10	494.10	.00
Current Year				No Taxes Owing
08/18				
10/06				
01/05				
03/02				
				<a href="#">History</a>





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Secured Tax Inquiry Detail for Parcel # 004-202-02				
Current Owner: CARSON CITY		Roll #: 005820		
Property Location: 205 E PROCTOR ST		Tax Year: 2013		
Billed to: FIRESIDE INVESTMENTS, LLC		District: 1.5		
3269 MADONNA DRIVE		Tax Service:		
EDGEWOOD, KY 41017-0000		Land Use Code: 400		
Outstanding Taxes:				
Prior Year	Tax	Penalty/Interest	Total	Total Due
2012+	1,136.00		1,136.00	1,136.00
2013	555.33		555.33	.00
Current Year				No Taxes Owing
08/18				
10/06				
01/05				
03/02				
				<a href="#">History</a>



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Secured Tax Inquiry Detail for Parcel # 004-191-12					
Property Location: 200 N STEWART ST			Roll #: 000106		
Billed to: ADAMS DIVINE LLC			Tax Year: 2015		
701 S ALLEN ST #101			District: 1.5		
MERIDIAN, ID 83642-0000			Tax Service:		
			Land Use Code: 400		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	4,720.92		4,720.92	4,720.92	
2013	2,160.97	24.46	2,185.43	2,185.43	
2014	2,123.85		2,123.85	2,123.85	.00
<u>Current Year</u>					No Taxes Owing
09/18	549.54		549.54	549.54	.00
10/06	546.00		546.00	546.00	.00
01/05	546.00		546.00	546.00	.00
03/02	546.00		546.00	546.00	.00
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[History](#)



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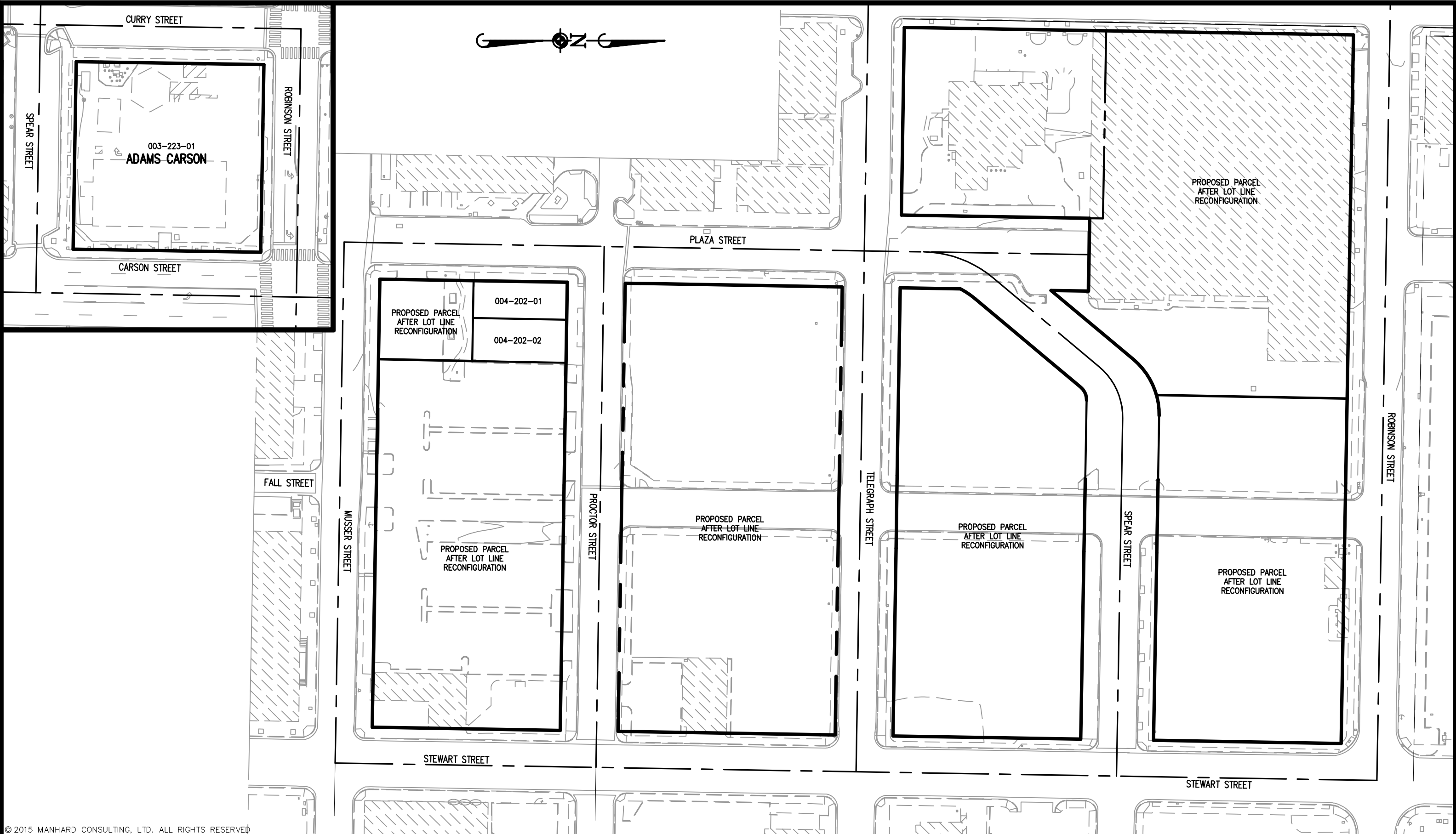
DATE	REVISIONS	DRAWN BY	CHECK BY



8880 Double Ridge, Suite 101, Reno, NV 89521 tel: (775) 748-8800 fax: (775) 748-8880 www.manhard.com  
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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

<b>CAPITOL MALL</b>				
<b>CARSON CITY, NEVADA</b>				
<b>EXISTING PARCEL CONFIGURATION</b>				
DRAWN BY:	DATE:	SCALE:	CODE:	PROJECT:
KWA	4/13/15	1"=80'	MAC.CCNV01	

April 13, 2015 - 11:53 Dwg Name: P:\maccnv01\dwg\Eng\Final Drawings\Plan Set\SUP\Pre Lot Line Configuration.dwg Updated By: kanderson



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DATE	REVISIONS	DRAWN BY	CHECK BY



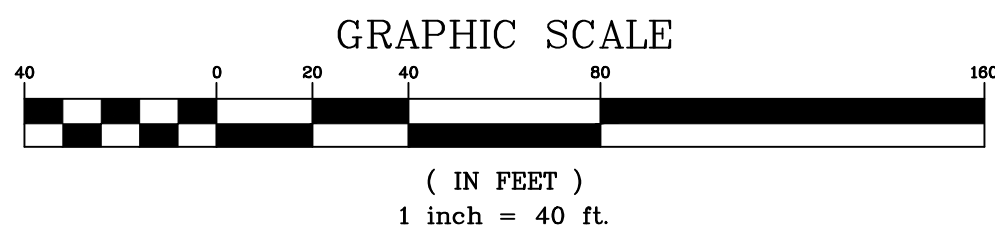
8880 Double Ridge, Suite 101, Reno, NV 89521 tel: (775) 748-8800 fax: (775) 748-8880 www.manhard.com  
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<b>CAPITOL MALL</b>				
<b>CARSON CITY, NEVADA</b>				
<b>PROPOSED PARCEL CONFIGURATION</b>				
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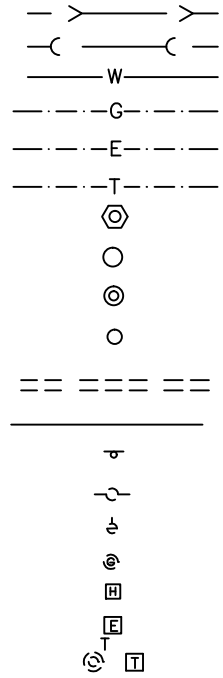
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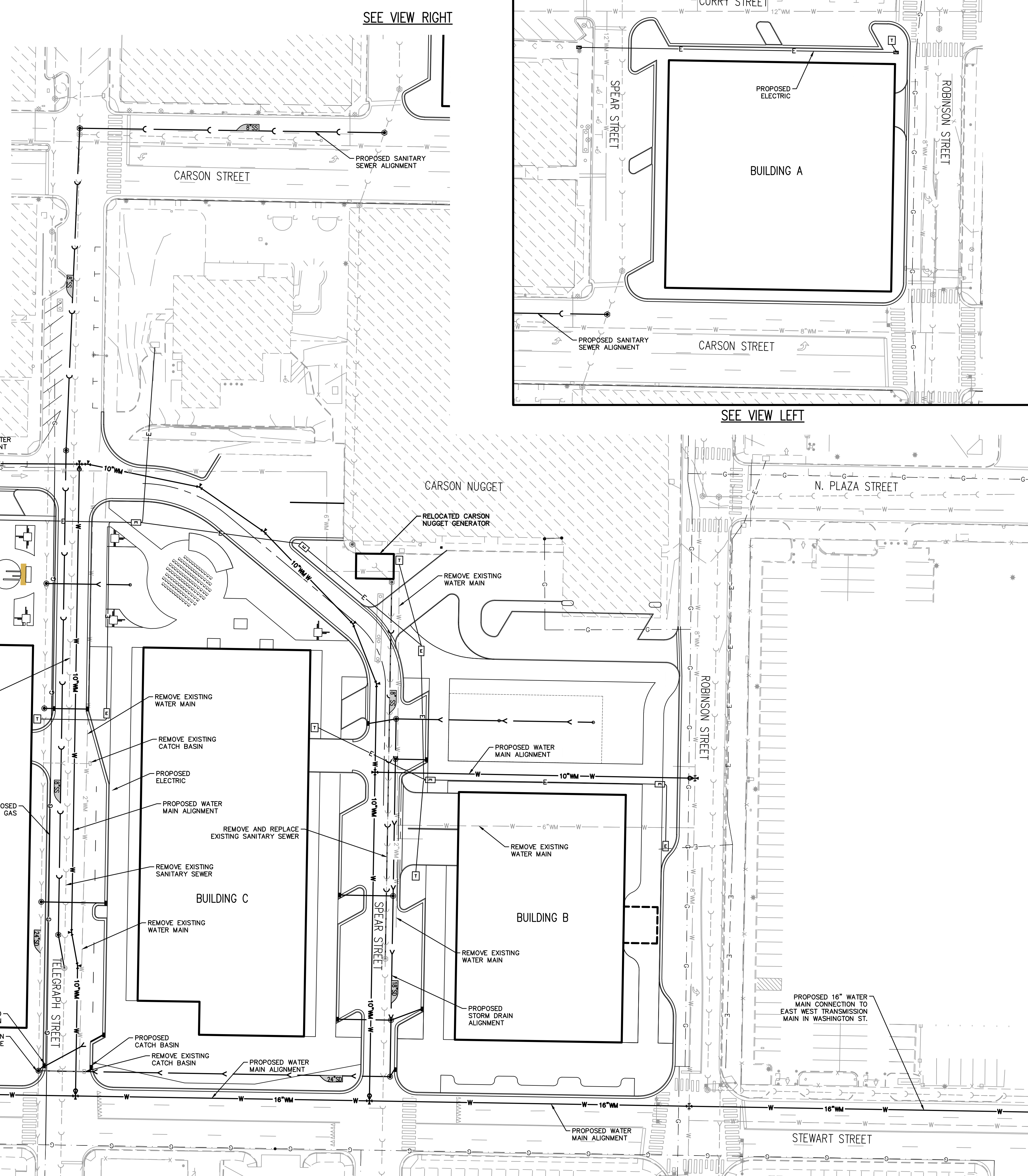
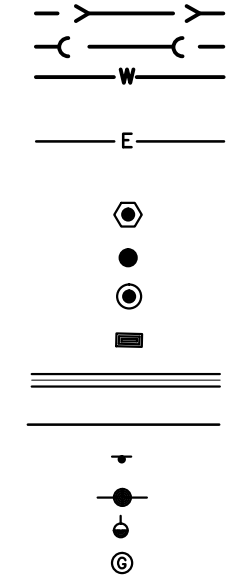
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**STANDARD SYMBOLS**

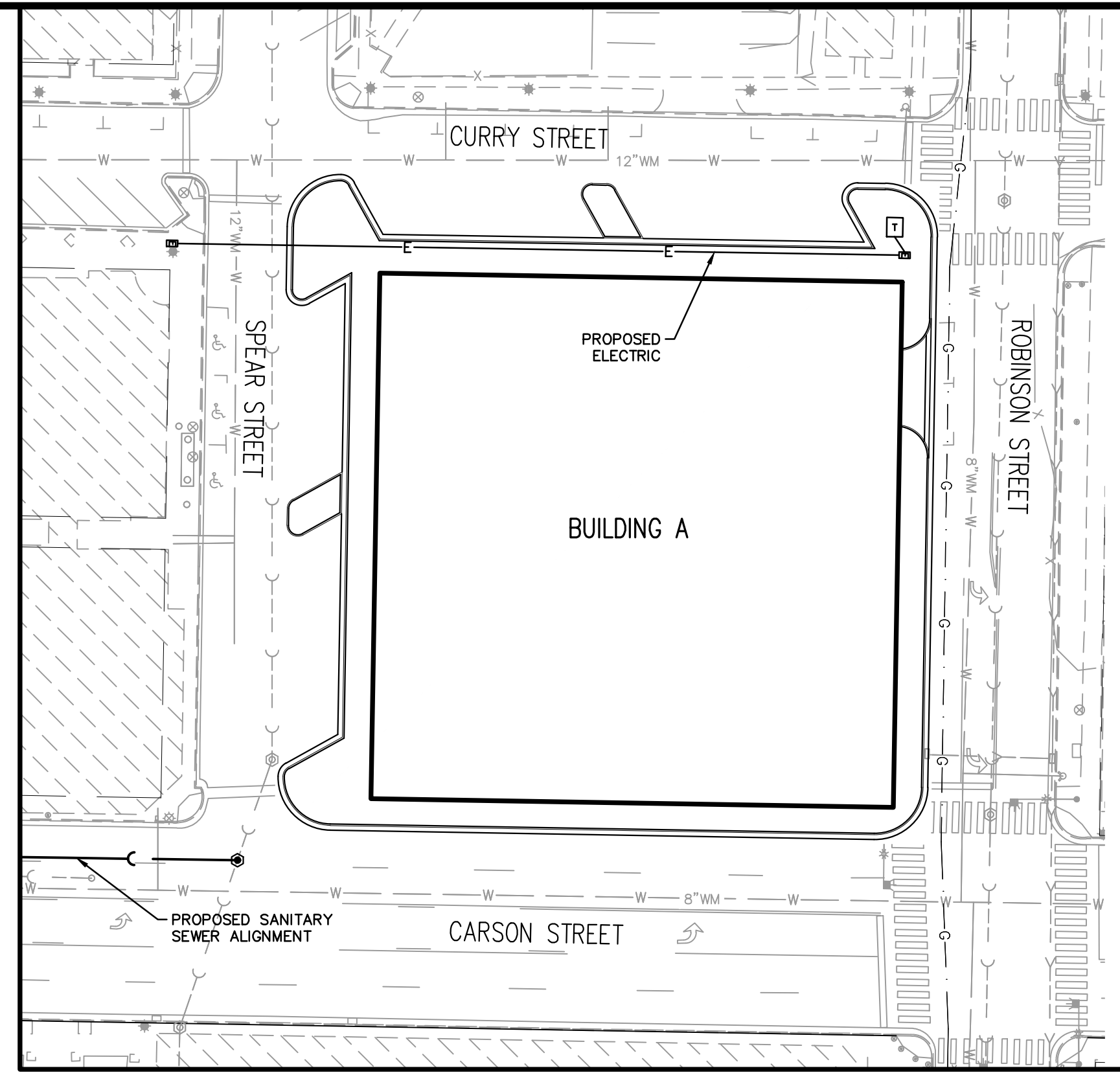
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- SANITARY SEWER
- WATER MAIN
- GAS
- ELECTRIC
- TELEPHONE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- CURB AND GUTTER
- PROPERTY LINE
- SIGN
- POWER POLE
- GUY WIRE
- GAS VALVE
- HANDHOLE
- ELECTRICAL BOX
- TELEPHONE PEDISTAL

**PROPOSED**



SEE VIEW RIGHT

SEE VIEW LEFT

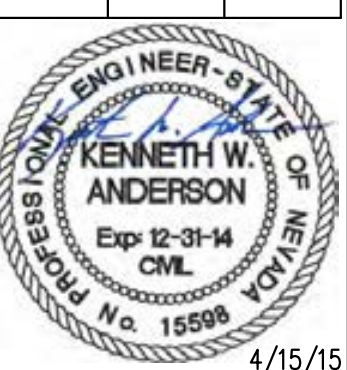


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NO.	DATE	BY	CHECKED BY

**Manhard**  
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SPECIAL USE PERMIT & GROWTH MANAGEMENT FOR  
**CAPITOL MALL**  
UTILITY DISPLAY

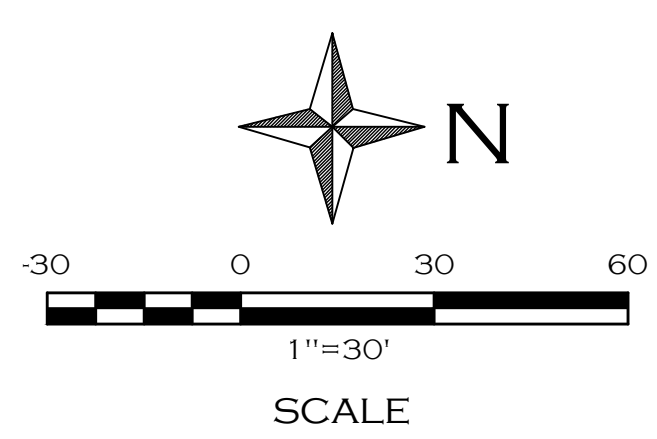


PROJ. MGR:	MAR
PROJ. ASSOC.:	KWA
DRAWN BY:	JPB
DATE:	4/15/15
SCALE:	1" = 40'
SHEET	C3 OF 4
MAC.CNV.01	

SPECIAL USE PERMIT & GROWTH MANAGEMENT







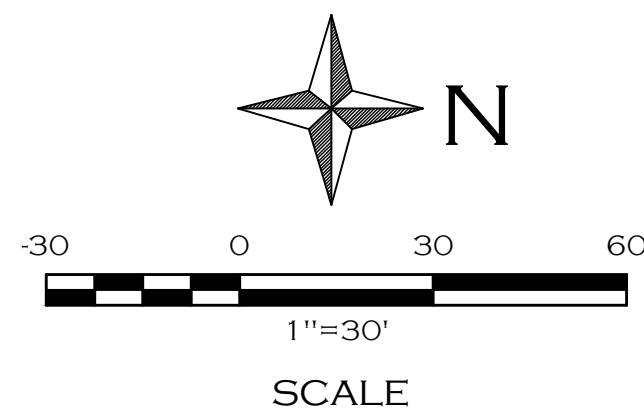
04.14.15  
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CAPITOL MALL - PRELIMINARY LANDSCAPE PLAN  
 CARSON CITY CENTER DEVELOPMENT, LLC  
 CARSON CITY, NEVADA



SANDRA WENDEL & ASSOCIATES  
 1624 10TH STREET, SUITE 3  
 MINDEN, NV 89423  
 PH: 775-782-8942  
 SANDRA@SWLSA.COM  
 NV #301 AND CA #2806

SHEET  
 L1  
 OF 2



04.14.15  
DATE

CAPITOL MALL - PRELIMINARY LANDSCAPE PLAN  
 CARSON CITY CENTER DEVELOPMENT, LLC  
 CARSON CITY, NEVADA



**SANDRA WENDEL & ASSOCIATES**  
 LANDSCAPE ARCHITECT  
 1624 10TH STREET, SUITE 3  
 MINDEN, NV 89423  
 PH: 775-782-8942  
 SANDRA@SWLSA.COM  
 NV #301 AND CA #2806

SHEET  
**L2**  
 OF 2

W ROBINSON STREET

E ROBINSON STREET

**A**  
CASINO  
PARKING  
PHASE I

CARSON NUGGET  
CASINO

**B**  
HOTEL +  
PARKING  
PHASE II

W SPEAR STREET

E SPEAR STREET

EXISTING BUILDINGS

**C**  
OFFICE +  
RETAIL  
PHASE III

N CURRY STREET

N CARSON STREET

E TELEGRAPH STREET

EXISTING BUILDINGS

EXISTING BUILDINGS

N PLAZA STREET

**D**  
PARKING  
GARAGE +  
RETAIL  
PHASE III

N STEWART STREET

E PROCTOR STREET

EXISTING BUILDINGS

EXISTING BUILDINGS

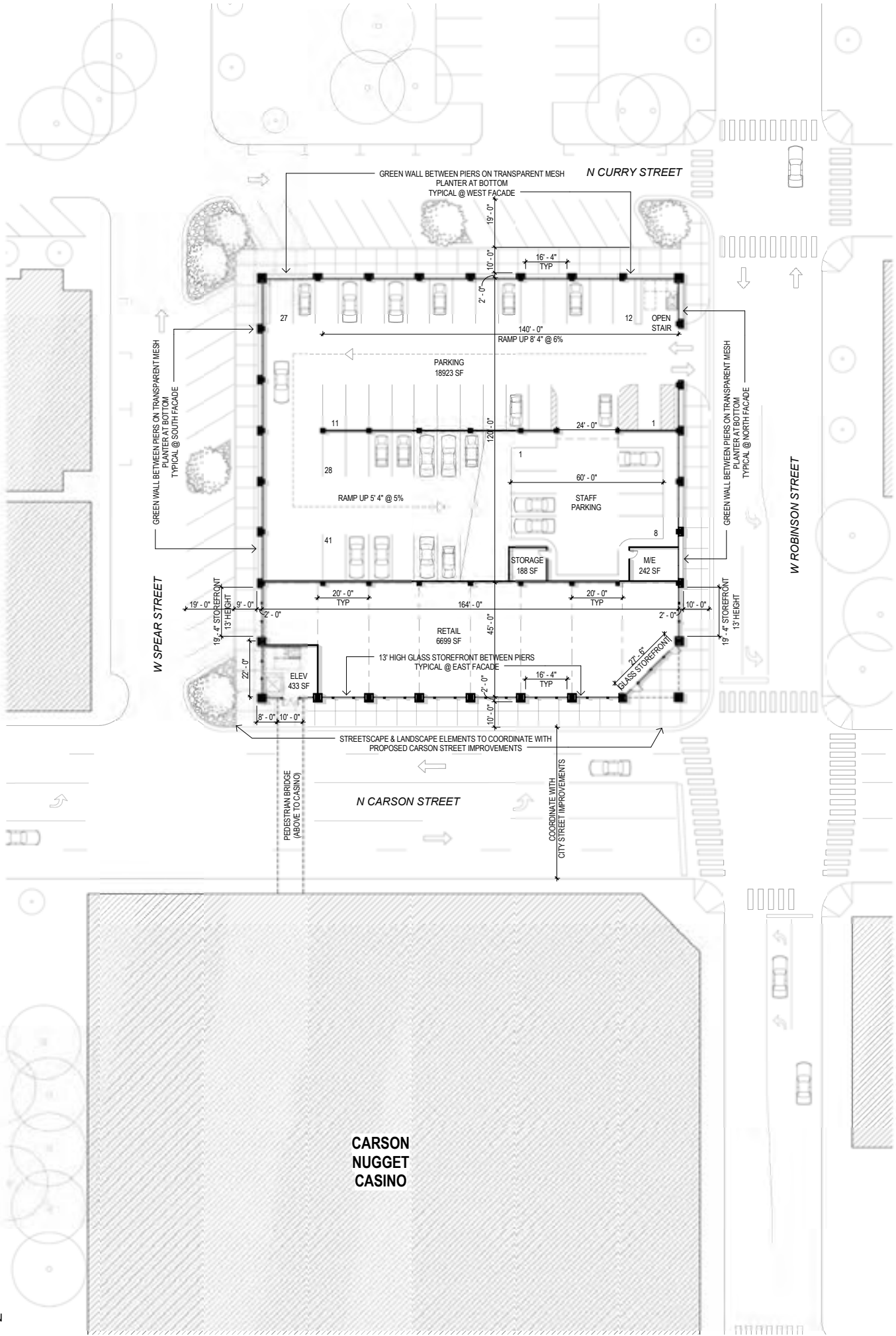
**E**  
OFFICE +  
RETAIL  
PHASE IV

E MUSSER STREET

EXISTING BUILDINGS

STATE CAPITOL  
CAPITOL POLICE  
STATE LIBRARY





**CARSON  
NUGGET  
CASINO**



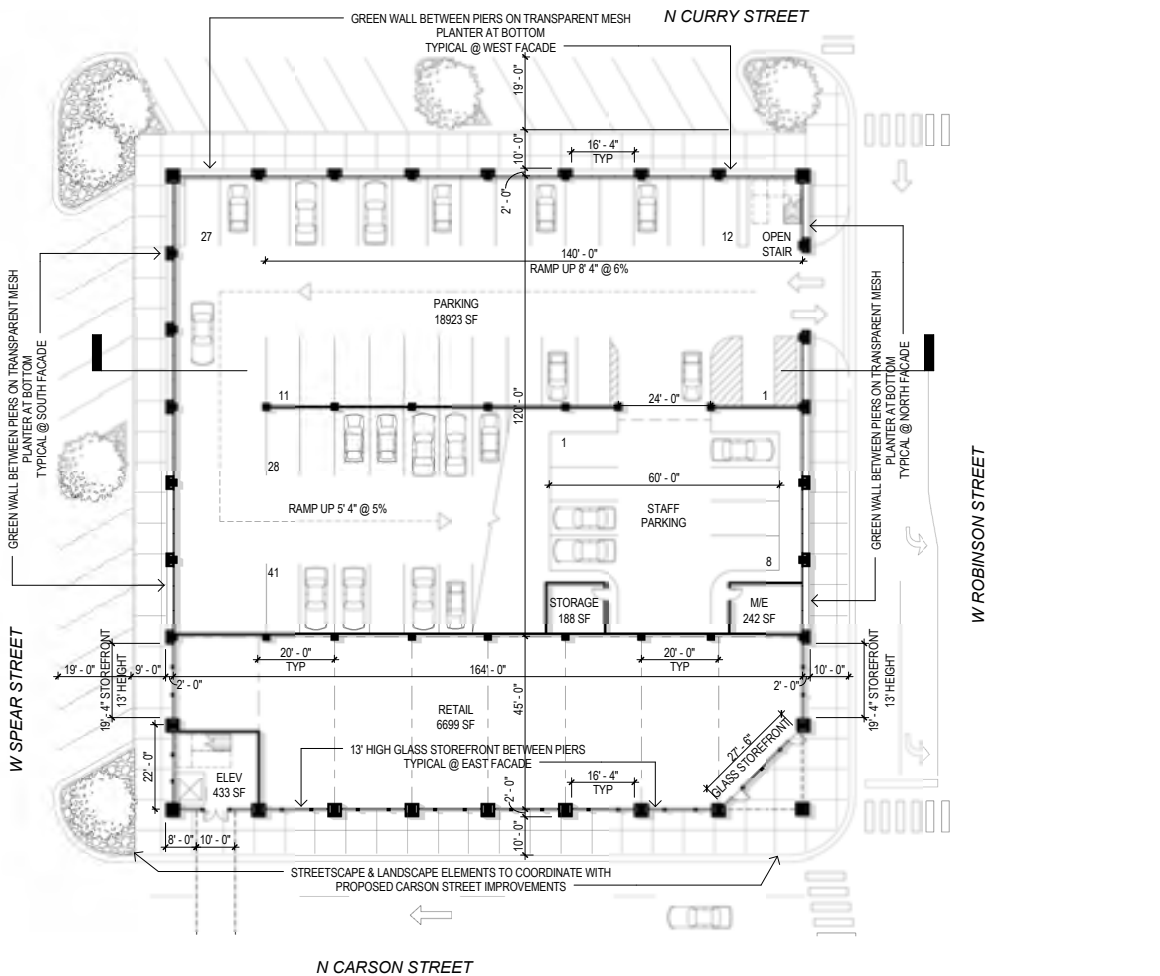
**BUILDING A**

**CAPITOL MALL - SITE PLAN**

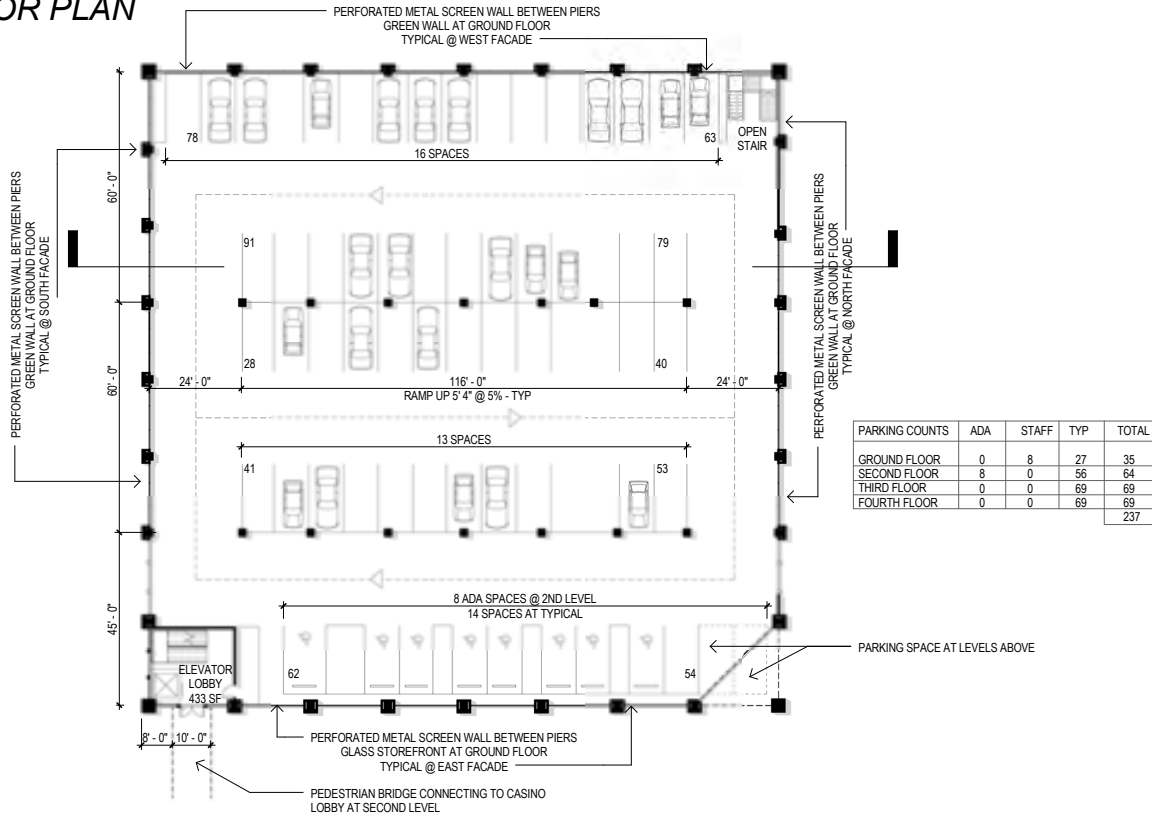
CARSON CITY PLANNING  
CARSON CITY, NEVADA  
PRELIMINARY SUBMISSION  
APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
CARSON CITY, NEVADA  
PROJECT NUMBER 33-15102-00





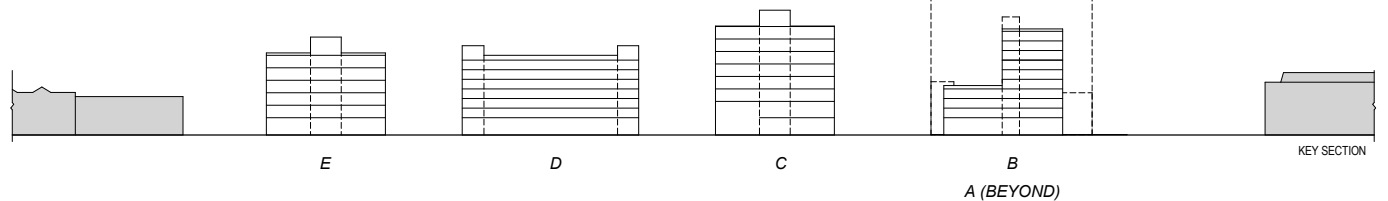
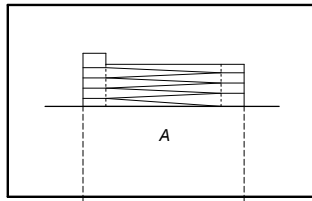
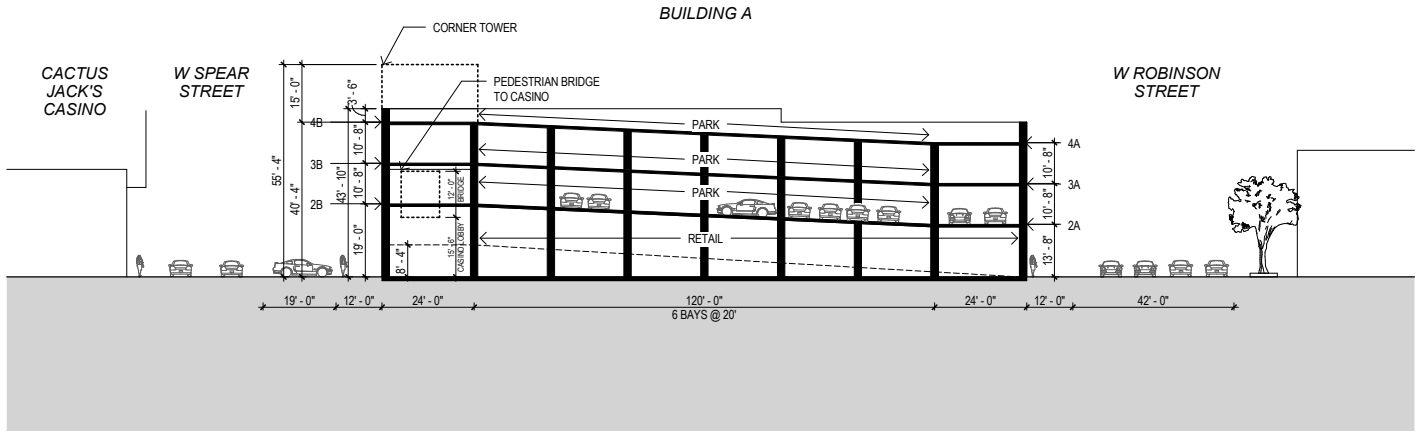
**GROUND FLOOR PLAN**



PARKING COUNTS	ADA	STAFF	TYP	TOTAL
GROUND FLOOR	0	8	27	35
SECOND FLOOR	8	0	56	64
THIRD FLOOR	0	0	69	69
FOURTH FLOOR	0	0	69	69
				237



**TYPICAL FLOOR PLAN**



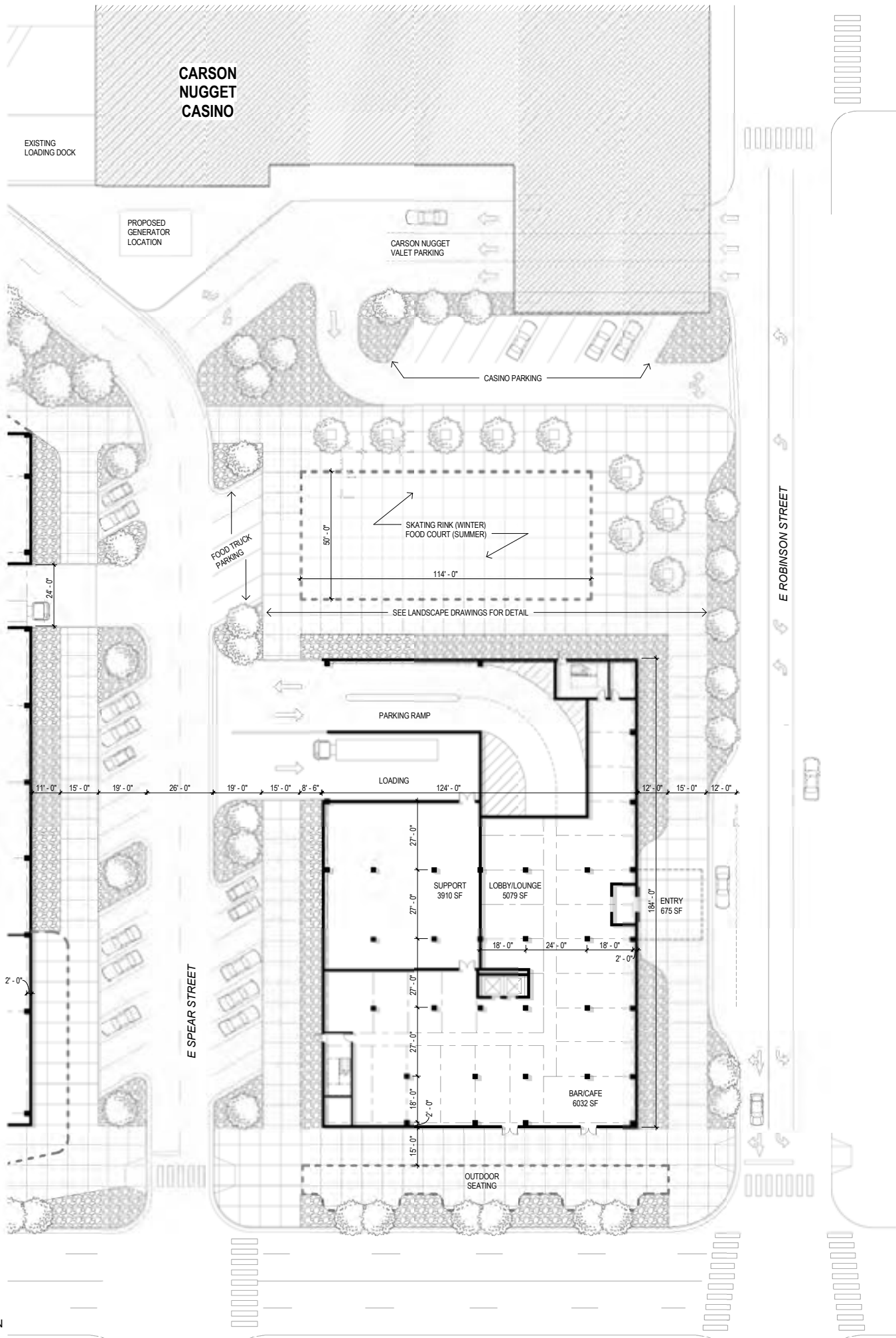
BUILDING A

CAPITOL MALL - SITE SECTION

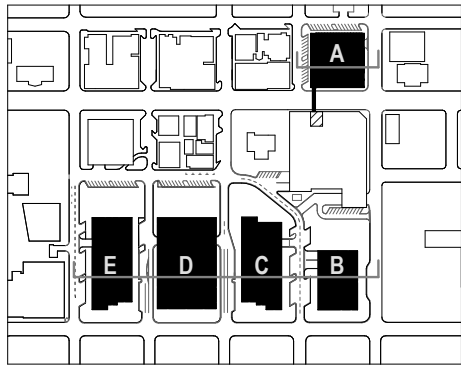
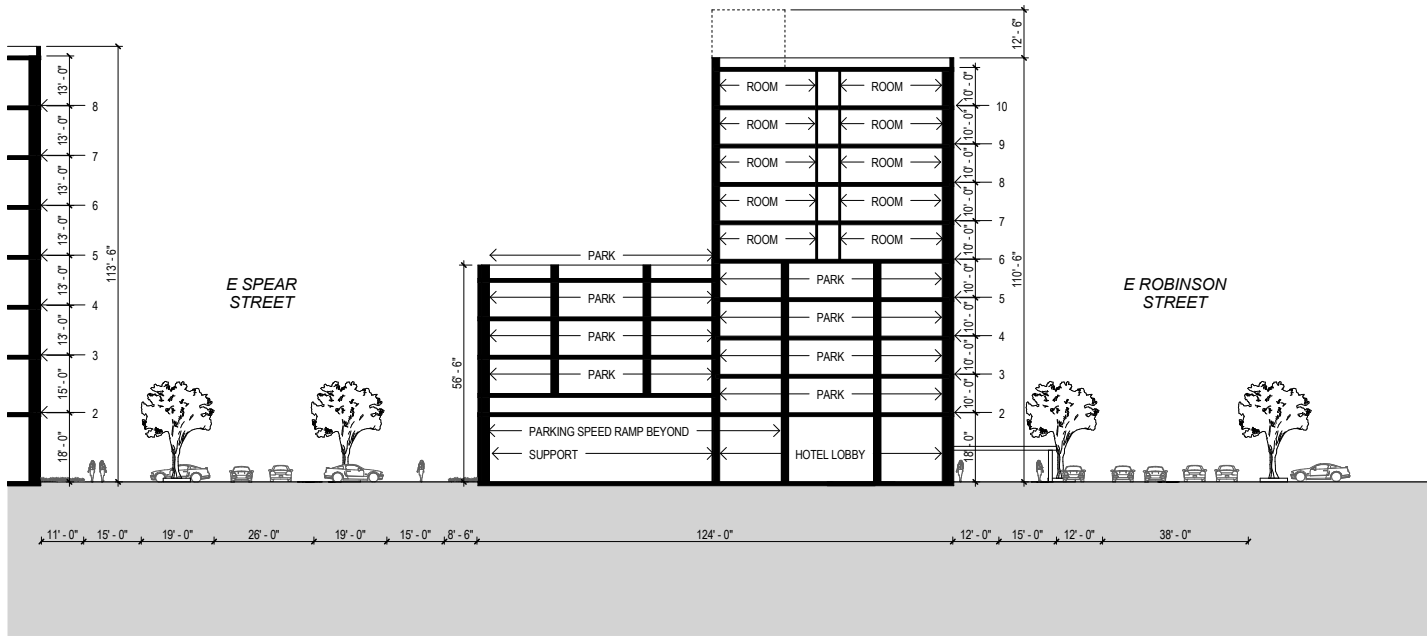
CARSON CITY PLANNING  
 CARSON CITY, NEVADA  
 PRELIMINARY SUBMISSION  
 APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 33-15102-00

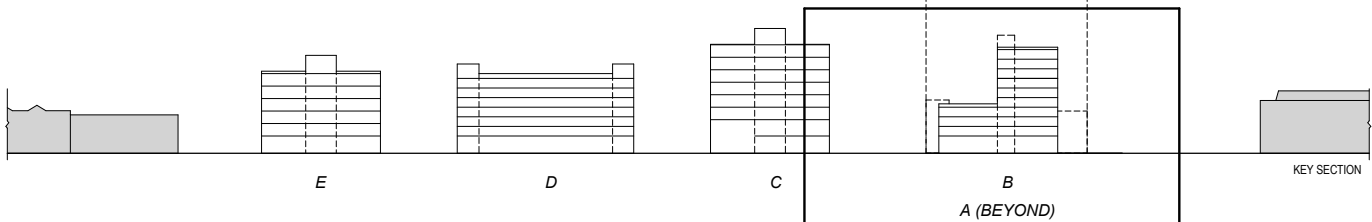
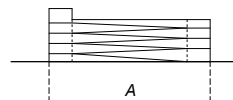




BUILDING B

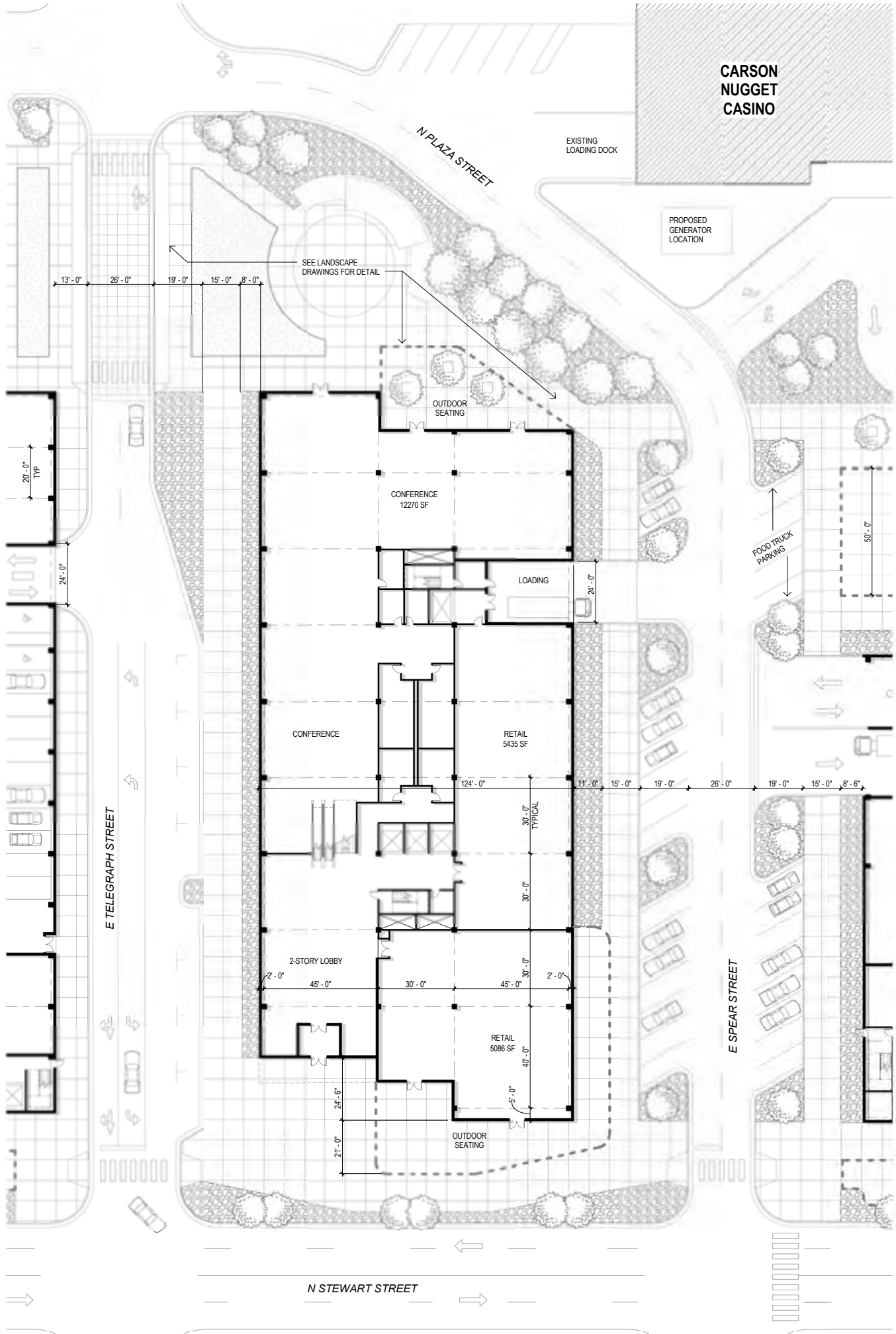


KEY PLAN



KEY SECTION





**BUILDING C**

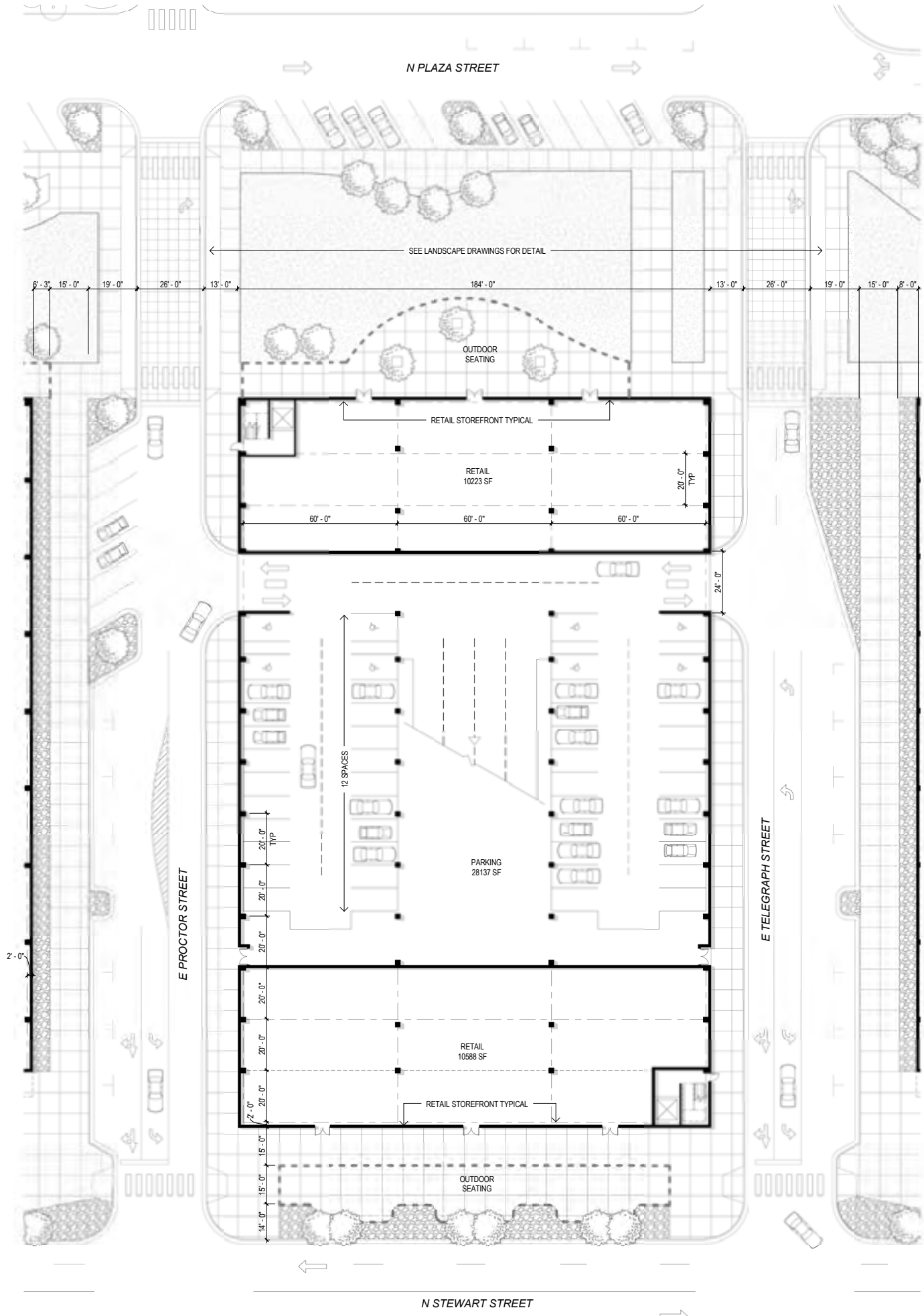
**CAPITOL MALL - SITE PLAN**

CARSON CITY PLANNING  
 CARSON CITY, NEVADA  
 PRELIMINARY SUBMISSION  
 APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 33-15102-00







**BUILDING D**

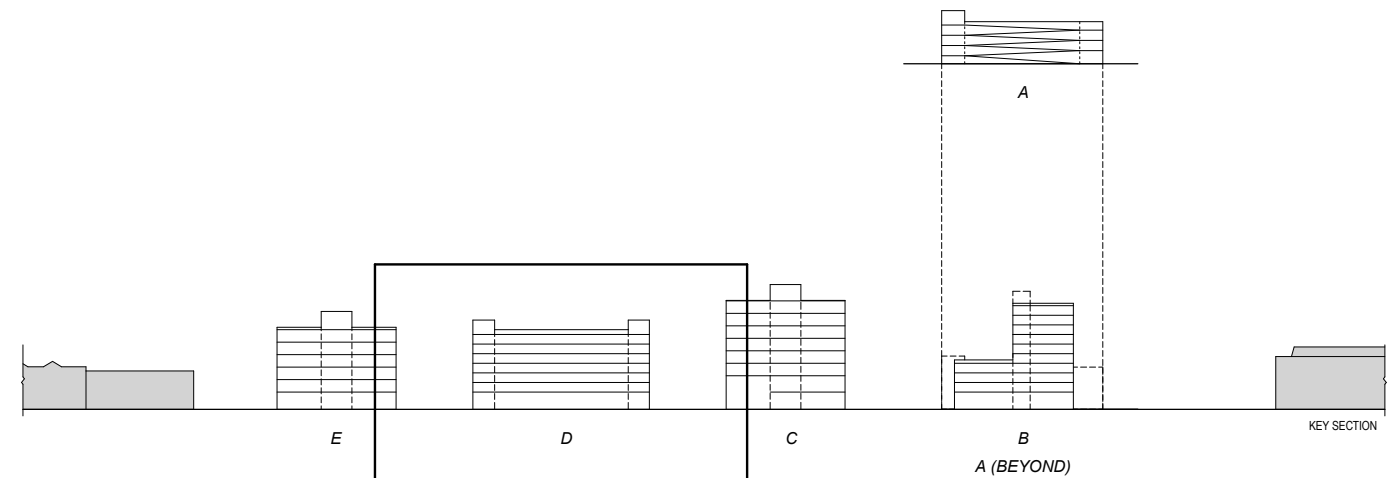
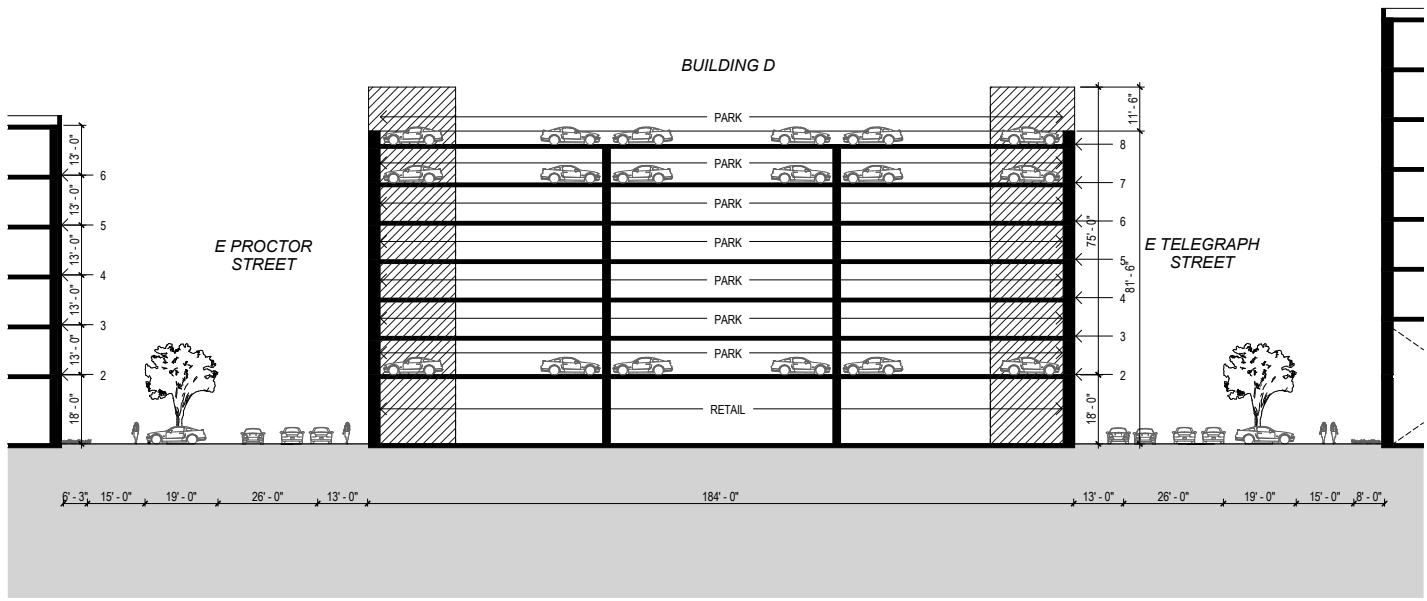
**CAPITOL MALL - SITE PLAN**

CARSON CITY PLANNING  
 CARSON CITY, NEVADA  
 PRELIMINARY SUBMISSION  
 APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 33-15102-00







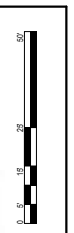
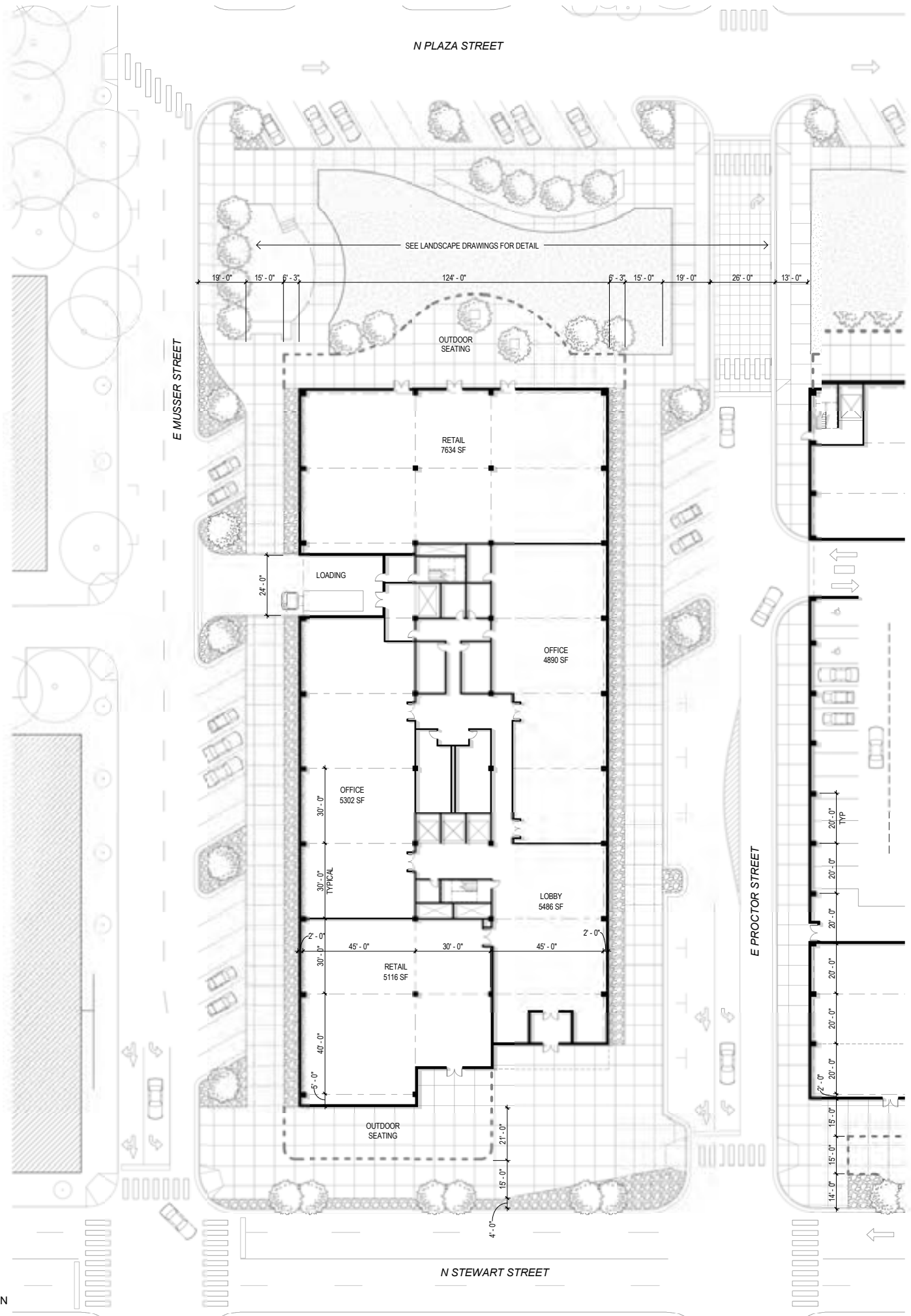
BUILDING D

CAPITOL MALL - SITE SECTION

CARSON CITY PLANNING  
 CARSON CITY, NEVADA  
 PRELIMINARY SUBMISSION  
 APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 334-19102-00





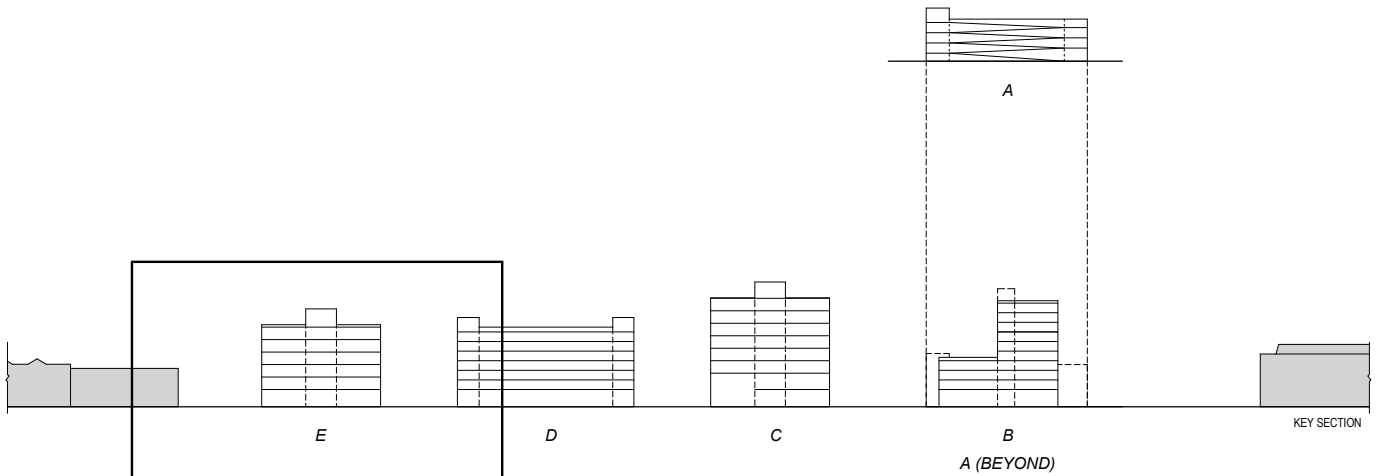
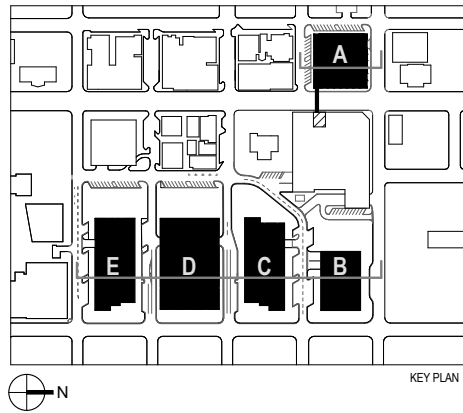
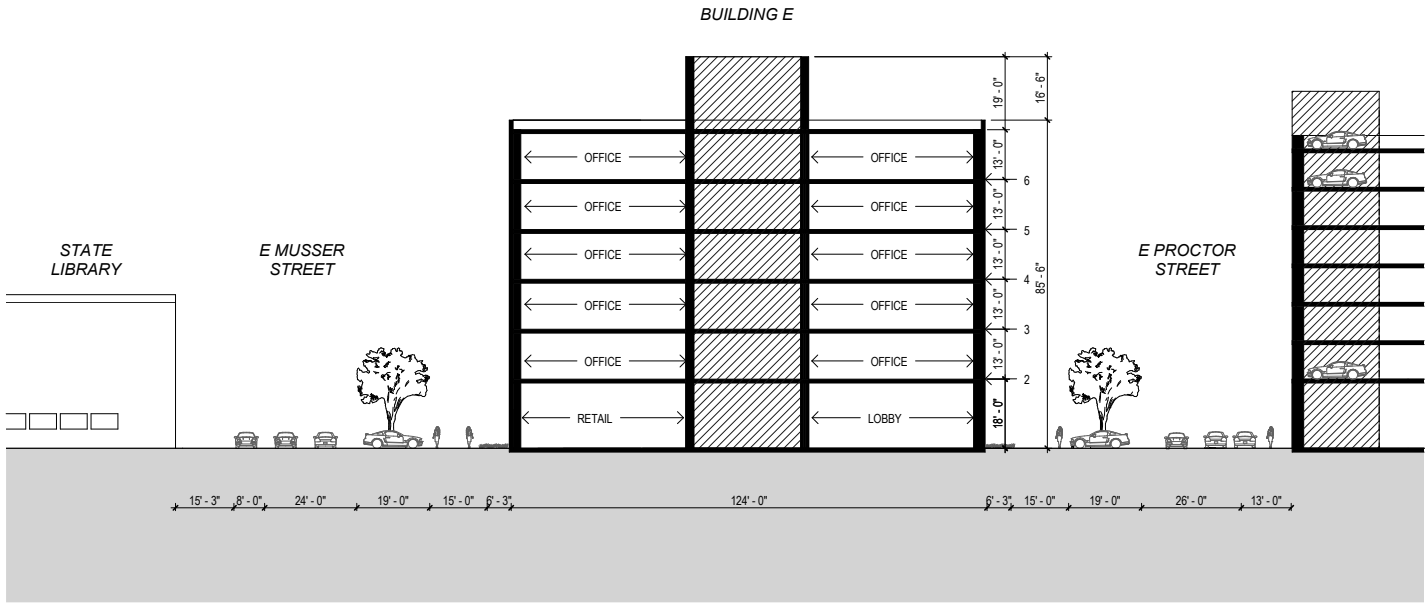
**BUILDING E**

**CAPITOL MALL - SITE PLAN**

CARSON CITY PLANNING  
 CARSON CITY, NEVADA  
 PRELIMINARY SUBMISSION  
 APRIL 16, 2015

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 33-15102-00





BUILDING E

CAPITOL MALL - SITE SECTION

CARSON CITY CENTER DEVELOPMENT LLC  
 CARSON CITY, NEVADA  
 PROJECT NUMBER 33-15102-00

 DLR Group



**Manhard**<sup>TM</sup>  
**CONSULTING LTD**

**PRELIMINARY WATER SUPPLY  
ANALYSIS REPORT**

**PREPARED FOR:**

Mr. Mathew W. MacRitchie  
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Carson City Development, LLC  
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March, 2015





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## **1 INTRODUCTION**

### **1.1 Purpose of Analysis**

This report represents a preliminary analysis of the proposed water main system for the Capitol Mall Project. The report describes the water system and the criteria used for design. The purpose of this analysis is to establish the adequacy of the proposed water main pipe diameters and layout to meet the needs of the development.

### **1.2 Project Location and Site Description**

The Capitol Mall Project is approximately 10.5 acres in size and is located within the core of Carson City, Nevada. This site is situated within NW ¼ of Section 17, Township 14 North, and Range 20 East of the Mount Diablo Meridian (refer to Exhibit 1, *Vicinity Map*). The project site is within the existing Assessor Parcel Numbers (APN's) as well as the adjacent dedicated roadways listed below:

003-223-01, 004-191-11, 004-191-12, 004-202-01, 004-202-02, 004-202-08, 004-211-11, 004-211-05, 004-211-07, 004-211-08, 004-211-09, 004-211-10, 004-213-01, 004-213-02, 004-213-03, 004-213-04, 004-213-05, 004-213-06, 004-214-01, 004-214-02, 004-216-01, 004-216-02, 004-216-03, 004-216-04, 004-216-05, 004-221-01, 004-224-02, 004-224-03, 004-224-04, 004-224-05, 004-224-07, 004-224-08, 004-225-01, 004-225-02, 004-225-03, 004-225-04.

Exhibit 2, the *Water Main Layout*, illustrates the location and orientation of the project and its proposed lots and roadway locations. The subject property is bounded to the west by N. Curry Street, to the north by E. Robinson Street, and to the east by N. Stewart Street, and south by E. Musser Street.

### **1.3 Project Description**

The Capitol Mall Project is a proposed development will include a 150 Key Hotel, a 750 – 1000 seat Conference Center, a public plaza, mixed commercial and retail space, and supporting parking infrastructure. The project site is currently zoned as Mixes Use and has an approved tentative map through Carson City. For purposes of this preliminary water main analysis is to size the proposed system to appropriately convey the Max Daily Demand plus Fire Flow.

## **2 PROPOSED ALIGNMENT AND QUANTITY OF SERVICE**

### **2.1 Proposed Water Main System**

Four connection points to the existing water system are being utilized for this project. One connection point occurs just west of N. Fall Street on E. Robinson. At this point, a proposed 10" water main will connect to an existing 8" water main. The second connection occurs on E.



## CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY ANALYSIS

Musser just west of N. Plaza Street, this connection is a proposed 10” water main connecting to an existing 10” water main. The third connection point will occur at the existing 10” water main at the intersection of E. Musser Street and N. Stewart Street. A proposed 16” water main will connect at this location and run north and eventually connect to the East-West Main in the intersection of N. Stewart and E. Washington. This is the fourth connection, which will connect the 16” water main in N. Stewart to the 24” East-West Main in E Washington Street. These four connections create a water system loop for the proposed project (refer to Exhibit 2, *Water Main Layout*).

### **2.2 Existing Conditions**

WaterGEMS V8i was used to model Carson City water infrastructure model for the proposed Capitol Mall Development, the 2010 MD scenario was used with the associated active topology, physical settings, and unit demands.

### **2.3 Water Main Analysis**

The Average Daily and Max Daily (MDD) demands were determined using *Water Resources Engineering, 1<sup>st</sup> Edition* (Mays et al, 2001) Tables 11.1.4 can be referenced in Table 1 below:

**Table 1: Water Demand Estimates**

Use	Units	Average Use	Max Use
Bar/Restaurant	Gal/Day/ft <sup>2</sup>	1.19	8.21
Hotel	Gal/Day/ft <sup>2</sup>	0.25	0.43
New Office Building	Gal/Day/ft <sup>2</sup>	0.09	0.52
Retail	Gal/Day/ft <sup>2</sup>	0.11	0.27

In a separate analysis, a 4000 gpm fire flow requirement was applied to the farthest node in the system (Junction PROP\_J-04) from the connection points and the point nearest to the largest building (Building D). A fire flow requirement of 8000 gpm for a duration of 4-hours was obtained from Table B105.1 of the 2012 International Fire Code based on the building type (Type IIB) and square footage. Additionally, according to 2012 Northern Nevada Amendments (page 20, paragraph 2), a 50% reduction could be applied to the 8000 gpm due to the proposed installation of sprinkler systems; therefore, the required Fire Flow is 4000 gpm for a duration of 4-hours (Appendix A). In addition, landscape demands were applied to the water model based on the information supplied by Sandra Wendel and Associates (Appendix A). As a conservative analysis, it was assumed that all of the irrigation zones were active at the same time.



CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY ANALYSIS

The following table (Table 2) illustrates the Unit Demand values applied to the model and the associated node at which the Unit Demand was applied.

**Table 2: Water Demand Calculations**

Building	Use Type	Area (ft <sup>2</sup> )	MDD Use (GPD/ft <sup>2</sup> )	Total (MGD)	Node to which demand applied
A	Retail	10,800	0.27	0.003	
			<b>Total A</b>	<b>0.003</b>	<b>PROP_J-06</b>
B	Bar/Cafe	6,100	8.21	0.050	
B	New Office	114,100	0.43	0.049	
			<b>Total B</b>	<b>0.099</b>	<b>PROP_J-02</b>
C	Retail	14,400	0.27	0.004	
C	New Office	235,600	0.52	0.122	
			<b>Total C</b>	<b>0.126</b>	<b>PROP_J-03</b>
D	Retail	21,600	0.27	0.006	
D	Fire Flow			<b>0.960</b>	
			<b>Total D</b>	<b>0.966</b>	<b>PROP_J-04</b>
E	Retail	14,400	0.27	0.004	
E	New Office	185,600	0.52	0.096	
			<b>Total E</b>	<b>0.100</b>	<b>PROP_J-05</b>

The following table provides the pressures at each junction that were calculated using WaterGEMS (refer to Appendix B for WaterGEMS output) for the Max Day plus Fire Flow demand condition:

**Table 3: Calculated Water Demand Conditions**

Junction	Elevation (ft.)	Hydraulic Grade (ft.)	Pressure (psi)
PROP_J-01	4680.7	4779.3	42.7
PROP_J-02	4677.1	4779.3	44.2
PROP_J-03	4675.3	4779.2	45.0
PROP_J-04	4674.8	4779.2	45.2
PROP_J-05	4674.0	4779.3	45.6
PROP_J-06	4683.0	4779.3	41.7
PROP_J-07	4672.5	4779.4	46.2
PROP_J-08	4674.1	4779.4	45.5
PROP_J-09	4675.8	4779.4	44.8
PROP_J-10	4677.5	4779.4	44.1



## CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY ANALYSIS

The fire flow low pressures indicated in the table above are well above the NAC minimum requirement of 20 psi. The pressures at the junction can be found in the WaterGEMS output included in Appendix B of this report.

### **3 CONCLUSION**

The analysis of the water system shows that the pipe sizes and layouts within the Capitol Mall Project are adequately designed to meet the demands of the development as well as potential future development in the general area.. The WaterGEMS analysis shows that all junction pressures and pipe velocities within the development are greater than the minimum requirement and below the maximum requirement for Carson City and the NAC requirements. While we used the entire Carson City water model to model the proposed Capitol Mall Project water system, we only analyzed the Capitol Mall Project system for NAC compliance. The Capitol Mall Project is in compliance and meets the minimum pressures per NAC 445A.6711 during maximum day plus fire flow conditions.



## 4 WATER DEMAND CALCULATIONS

### WATER DEMAND CALCULATIONS FOR BUILDING A

Retail Area: 10,800 ft<sup>2</sup>

Average Day Demand per Area = 0.11 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.27 GPD/ft<sup>2</sup>

Average Day Demand = 10,800\*0.11 = 1,188 GPD

Maximum Day Demand = 10,800\*0.27 = 2,916 GPD

**WaterGEMS Unit Demand = 2,916/1,000,000 = 0.0030 MGD**

### WATER DEMAND CALCULATIONS FOR BUILDING B

Bar/Cafe: 6,100 ft<sup>2</sup>

Average Day Demand per Area = 1.19 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 8.21 GPD/ft<sup>2</sup>

Average Day Demand = 6,100\*1.19 = 7,208 GPD

Maximum Day Demand = 6,100\*8.21 = 49,728 GPD

Hotel: 114,100 ft<sup>2</sup>

Average Day Demand per Area = 0.25 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.43 GPD/ft<sup>2</sup>

Average Day Demand = 114,100\*0.25 = 28,525 GPD

Maximum Day Demand = 114,100\*0.43 = 49,063 GPD

**WaterGEMS Unit Demand = 98,791/1,000,000 = 0.099 MGD**

### WATER DEMAND CALCULATIONS FOR BUILDING C

Retail: 14,400 ft<sup>2</sup>

Average Day Demand per Area = 0.11 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.27 GPD/ft<sup>2</sup>

Average Day Demand = 14,400\*0.11 = 1,584 GPD

Maximum Day Demand = 14,400\*0.27 = 3,888 GPD

New Office: 235,600 ft<sup>2</sup>

Average Day Demand per Area = 0.09 GPD/ft<sup>2</sup>



CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY  
ANALYSIS

Maximum Day Demand per Area = 0.52 GPD/ft<sup>2</sup>

Average Day Demand = 235,600\*0.09 = 21,204 GPD

Maximum Day Demand = 235,600\*0.52 = 122,512 GPD

**WaterGEMS Unit Demand = 126,400/1,000,000 = 0.126 MGD**

**WATER DEMAND CALCULATIONS FOR BUILDING D**

Retail Area: 21,600 ft<sup>2</sup>

Average Day Demand per Area = 0.11 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.27 GPD/ft<sup>2</sup>

Average Day Demand = 21,600\*0.11 = 2,376 GPD

Maximum Day Demand = 21,600\*0.27 = 5,832 GPD

Fire Flow = 4,000 GPM for 4-Hours

Fire Flow Demand = 960,000 GPD

**WaterGEMS Unit Demand = 5,832/1,000,000 = 0.006 MGD**

**WaterGEMS Unit Demand = 960,000/1,000,000 = 0.960 MGD**

**WATER DEMAND CALCULATIONS FOR BUILDING E**

Retail: 14,400 ft<sup>2</sup>

Average Day Demand per Area = 0.11 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.27 GPD/ft<sup>2</sup>

Average Day Demand = 14,400\*0.11 = 1,584 GPD

Maximum Day Demand = 14,400\*0.27 = 3,888 GPD

New Office: 185,600 ft<sup>2</sup>

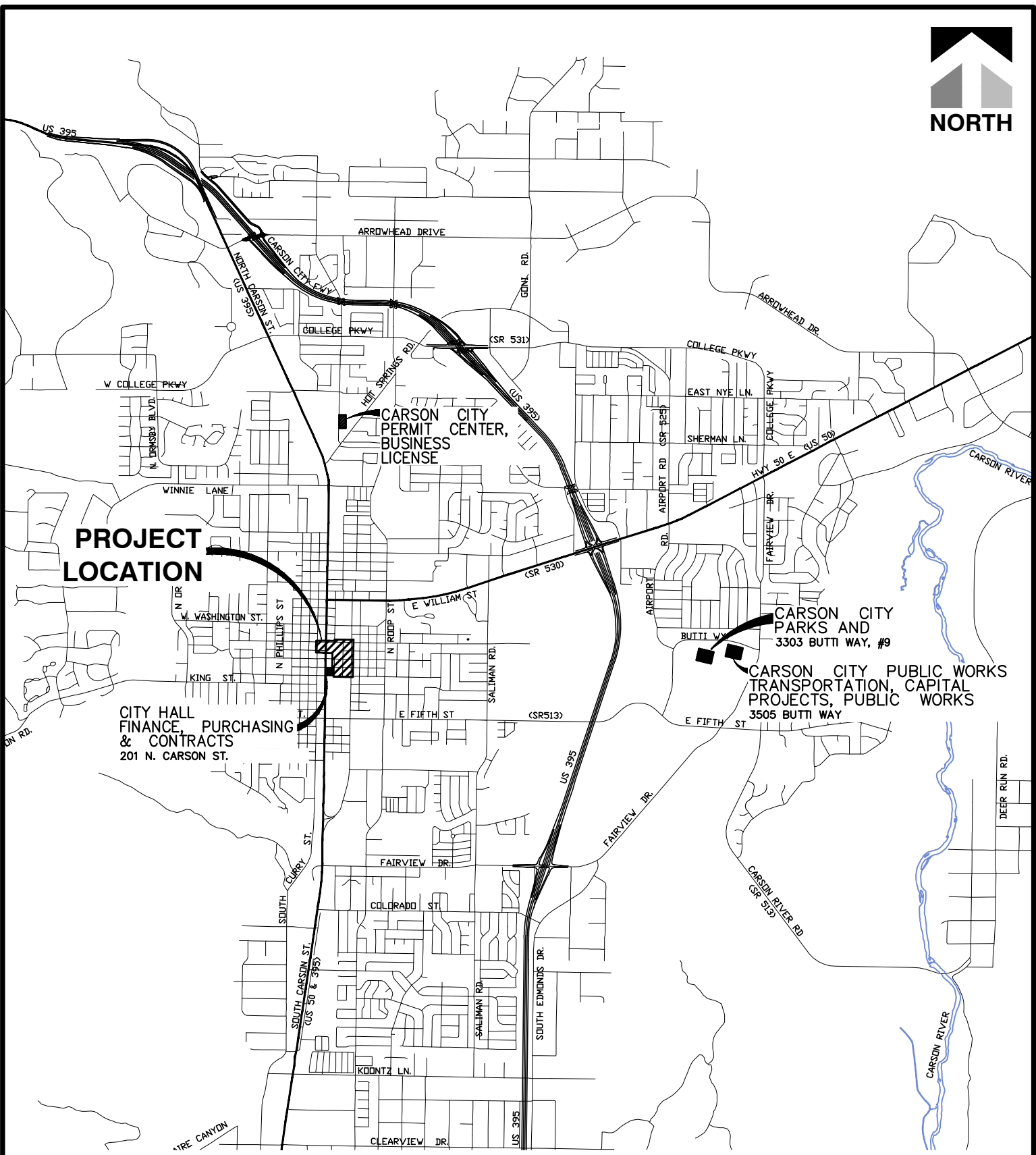
Average Day Demand per Area = 0.09 GPD/ft<sup>2</sup>

Maximum Day Demand per Area = 0.52 GPD/ft<sup>2</sup>

Average Day Demand = 185,600\*0.09 = 16,704 GPD

Maximum Day Demand = 185,600\*0.52 = 96,512 GPD

**WaterGEMS Unit Demand = 100,400/1,000,000 = 0.100 MGD**



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 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

WATER SYSTEM ANALYSIS REPORT FOR	
CAPITOL MALL SPECIAL USE PERMIT	
VICINITY MAP	
PROJ. MGR.: <u>MJR</u>	SHEET
DRAWN BY: <u>JPB</u>	<b>EXHIBIT 1 OF 2</b>
DATE: <u>MARCH 2015</u>	
SCALE: <u>NTS</u>	
MAC.CCNV.01	

16:01 Dwg Name: P:\vacc001\Water Model\Vicinity Map.dwg Updated By: C.Datting







CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY  
ANALYSIS

**APPENDIX A**  
**SUPPORTING DATA**

Ken Anderson, P.E.  
Manhard Engineering  
March 17, 2015

***RE: Preliminary Water Use Calculations for Capitol Mall , Carson City, NV.***

**Building A**

Water Use Per Week For Proposed Trees and Shrubs:

12 Trees on Drip x 10 GPH x 1.5 HR. = 180 Gallons Per Hour  
x 3.0 TIMES/WEEK = **540 GAL/WEEK**

50 (5 and 15 gal) Shrubs on Drip x 4 GPH x 1.5 HR. = 300 Gallons Per Hour  
x 3.0 TIMES/WEEK = **900 GAL/WEEK**

1440 TOTAL GAL/WEEK x 32 WEEKS (March through mid- Oct. )  
= **46,080 GAL/YEAR**

**TOTAL ANNUAL LANDSCAPE WATER USE:**

**46,080 GAL/YR = 126 GAL/DAY**  
**365 DAYS/YR**

**Building B**

Water Use Per Week For Proposed Trees and Shrubs:

45 Trees on Drip x 10 GPH x 1.5 HR. = 675 Gallons Per Hour  
x 3.0 TIMES/WEEK = **2025 GAL/WEEK**

170 (5 and 15 gal) Shrubs on Drip x 4 GPH x 1.5 HR. = 1020 Gallons Per Hour  
x 3.0 TIMES/WEEK = **3060 GAL/WEEK**

100 (1 gal) Shrubs on Drip x 2 GPH x 1.5 HR. = 300 Gallons Per Hour  
x 3.0 TIMES/WEEK = **900 GAL/WEEK**

5985 TOTAL GAL/WEEK x 32 WEEKS (March through mid- Oct. )  
= **191,520 GAL/YEAR**

**TOTAL ANNUAL LANDSCAPE WATER USE:**

**191,520 GAL/YR = 523 GAL/DAY**  
**365 DAYS/YR**

**Building C**

Water Use Per Week For Proposed Trees and Shrubs:

55 Trees on Drip x 10 GPH x 1.5 HR. = 825 Gallons Per Hour  
x 3.0 TIMES/WEEK = **2475 GAL/WEEK**

260 (5 gal) Shrubs on Drip x 3 GPH x 1.5 HR. = 1170 Gallons Per Hour  
x 3.0 TIMES/WEEK = **3510 GAL/WEEK**

80 (1 gal) Shrubs on Drip x 2 GPH x 1.5 HR. = 240 Gallons Per Hour  
x 3.0 TIMES/WEEK = **720 GAL/WEEK**

6705 TOTAL GAL/WEEK x 32 WEEKS (March through mid- Oct. )  
= **214,560 GAL/YEAR**

Water Use Per Week For Proposed Lawn Area:

3 CU.FT./YR x 1832 SQ.FT. = 5496  
x 7.48 GAL/CU.FT. = **41,110 GAL/YEAR**

**TOTAL ANNUAL LANDSCAPE WATER USE:**

**255,670 GAL/YR = 700 GAL/DAY**  
**365 DAYS/YR**

**Building D**

Water Use Per Week For Proposed Trees and Shrubs:

32 Trees on Drip x 10 GPH x 1.5 HR. = 480 Gallons Per Hour  
x 3.0 TIMES/WEEK = **1440 GAL/WEEK**

75 (5 gal) Shrubs on Drip x 3 GPH x 1.5 HR. = 338 Gallons Per Hour  
x 3.0 TIMES/WEEK = **1014 GAL/WEEK**

50 (1 gal) Shrubs on Drip x 2 GPH x 1.5 HR. = 150 Gallons Per Hour  
x 3.0 TIMES/WEEK = **450 GAL/WEEK**

2904 TOTAL GAL/WEEK x 32 WEEKS (March through mid- Oct. )  
= **92,928 GAL/YEAR**

Water Use Per Week For Proposed Lawn Area:

3 CU.FT./YR x 7548 SQ.FT. = 22,644  
x 7.48 GAL/CU.FT. = **169,377 GAL/YEAR**

**TOTAL ANNUAL LANDSCAPE WATER USE:**

**262,305 GAL/YR = 719 GAL/DAY**  
**365 DAYS/YR**

**Building E**

Water Use Per Week For Proposed Trees and Shrubs:

43 Trees on Drip x 10 GPH x 1.5 HR. = 645 Gallons Per Hour  
x 3.0 TIMES/WEEK = **1935 GAL/WEEK**

80 (5 gal) Shrubs on Drip x 3 GPH x 1.5 HR. = 360 Gallons Per Hour  
x 3.0 TIMES/WEEK = **1080 GAL/WEEK**

80 (1 gal) Shrubs on Drip x 2 GPH x 1.5 HR. = 240 Gallons Per Hour  
x 3.0 TIMES/WEEK = **720 GAL/WEEK**

3735 TOTAL GAL/WEEK x 32 WEEKS (March through mid- Oct. )  
= **119,520 GAL/YEAR**

Water Use Per Week For Proposed Lawn Area:

3 CU.FT./YR x 5978 SQ.FT. = 17,934  
x 7.48 GAL/CU.FT. = **134,146 GAL/YEAR**

**TOTAL ANNUAL LANDSCAPE WATER USE:**

**253,666 GAL/YR = 695 GAL/DAY**

**365 DAYS/YR**

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- [Appendix B - Fire-Flow Requirements for](#)

### Buildings

- [SECTION B101 GENERAL](#)
- [SECTION B102 DEFINITIONS](#)
- [SECTION B103 MODIFICATIONS](#)
- [SECTION B104 FIRE-FLOW CALCULATION AREA](#)
- [SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS](#)
- [SECTION B106 REFERENCED STANDARDS](#)

[B105.1 One- and two-family dwellings.](#)

[B105.2 Buildings other than one- and two-family dwellings.](#)

[B105.1 One- and two-family dwellings.](#)

[B105.2 Buildings other than one- and two-family dwellings.](#)

[Top Previous Section](#) [Next Section](#) To view the next subsection please select the Next Section option.

## **SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

### **B105.1 One- and two-family dwellings.**

The minimum fire-flow and flow duration requirements for one- and two-family *dwellings* having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for *dwellings* having a fire-flow calculation area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Table B105.1.

**Exception:** A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

**TABLE B105.1 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V- B <sup>a</sup>		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701- 30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601- 4,800	1,750	
30,201- 38,700	17,001-21,800	10,901- 12,900	7,901-9,800	4,801- 6,200	2,000	
38,701- 48,300	21,801-24,200	12,901- 17,400	9,801-12,600	6,201- 7,700	2,250	
48,301- 59,000	24,201-33,200	17,401- 21,300	12,601-15,400	7,701- 9,400	2,500	
59,001-	33,201-39,700	21,301-	15,401-18,400	9,401-	2,750	

70,900		25,500		11,300		
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	4
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- a. Types of construction are based on the *International Building Code*.
- b. Measured at 20 psi residual pressure.

### **B105.2 Buildings other than one- and two-family dwellings.**

The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

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- [Appendix B - Fire-Flow Requirements for](#)

### Buildings

- [SECTION B101 GENERAL](#)
- [SECTION B102 DEFINITIONS](#)
- [SECTION B103 MODIFICATIONS](#)
- [SECTION B104 FIRE-FLOW CALCULATION AREA](#)
- [SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS](#)
- [SECTION B106 REFERENCED STANDARDS](#)

[B105.1 One- and two-family dwellings.](#)

[B105.2 Buildings other than one- and two-family dwellings.](#)

[B105.1 One- and two-family dwellings.](#)

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#### **B105.2 Buildings other than one- and two-family dwellings.**

The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#). The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

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## Section 2809.1 General (Exterior Storage)

*Amend section 2809.1 to read as follows:*

**2809.1 General.** Exterior storage of finished lumber products, fire wood, chips, hogged material and associated raw products shall comply with Sections 2809.1 through 2809.5.

## Section 2809.2 Size of Piles

*Amend section 2809.2 to read as follows:*

**2809.2 Size of piles.** Exterior lumber storage shall be arranged to form stable piles with a maximum height of ~~24~~ 25 feet (6096 mm). Piles shall not exceed 150,000 cubic feet (4248 m<sup>3</sup>) in volume.

## Section 5601.1.3 Fireworks

*Amend section 5601.1.3 to read as follows:*

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

### **Exceptions:**

1. Storage and handling of fireworks as allowed in Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605.
3. The use of fireworks for fireworks displays as allowed in Section 5608.
4. ~~The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided such fireworks comply with CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100-185, for consumer fireworks.~~

## Section 5601.1.6 Exploding Targets

*Add new subsection to section 5601.1:*

**5601.1.6 Exploding targets.** The possession, manufacture, sale, and use of exploding targets, including binary exploding targets, are prohibited.

## Section 6101.1 Scope

*Amend section 6101.1 to read as follows:*

**6101.1 Scope.** Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with Appendix B of NFPA 58. In the event of a conflict between any provision in this chapter and the regulations of the Board for the Regulation of Liquefied Petroleum Gas, the regulations of the Board take precedence.

## Section B105.2

*Amend section B105.2 to read as follows:*

### **B105.2 Buildings other than one- and two-family dwellings.**

The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to ~~75~~ 50 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.



CAPITOL MALL PROJECT, PRELIMINARY WATER SUPPLY  
ANALYSIS

**APPENDIX B**  
**WATERGEMS OUTPUT DATA**



## FlexTable: Junction Table (MACCCNV01 WATER MODEL\_031215.wtg)

Current Time: 0.000 hours

Label	Elevation (ft)	Zone	Demand (MGD)	Pattern (Constituent)	Hydraulic Grade (ft)	Pressure (psi)
J-20511	4,663.6	East Tansmission Main	0.0000	Fixed	4,782.2	51.3
Well 50	0.0	East Tansmission Main	0.0000	Fixed	4,782.2	2,069.0
ETM-3 DS	4,620.0	East Tansmission Main	0.0000	Fixed	4,781.8	70.0
j-20518	4,608.0	East Tansmission Main	0.0000	Fixed	4,783.2	75.8
ETM-3 US	0.0	East Tansmission Main	0.0000	Fixed	4,782.2	2,069.0
J-20515	4,631.9	East Tansmission Main	0.0000	Fixed	4,782.2	65.0
North Country Transfer Station	0.0	East Tansmission Main	0.0000	Fixed	4,782.2	2,069.0
Wells: 25-41-24	4,596.0	East Tansmission Main	0.0000	Fixed	4,783.5	81.1
ETM-2	4,750.0	East Tansmission Main	0.0000	Fixed	4,782.2	13.9
ETM-1 US	4,720.0	East Tansmission Main	0.0000	Fixed	4,782.2	26.9
PROP_J-03	4,675.3	Capital Mall	0.1267	Fixed	4,779.2	45.0
PROP_J-06	4,683.0	Capital Mall	0.0031	Fixed	4,779.3	41.7
PROP_J-07	4,672.5	Capital Mall	0.0000	Fixed	4,779.4	46.3
PROP_J-08	4,674.1	Capital Mall	0.0000	Fixed	4,779.4	45.5
PROP_J-09	4,675.8	Capital Mall	0.0000	Fixed	4,779.4	44.8
PROP_J-04	4,674.8	Capital Mall	0.9667	Fixed	4,779.2	45.2
PROP_J-02	4,677.1	Capital Mall	0.0995	Fixed	4,779.3	44.2
PROP_J-10	4,677.5	Capital Mall	0.0000	Fixed	4,779.4	44.1
PROP_J-01	4,680.7	Capital Mall	0.0000	Fixed	4,779.3	42.7
PROP_J-05	4,674.0	Capital Mall	0.1267	Fixed	4,779.3	45.6

## FlexTable: Pipe Table (MACCCNV01 WATER MODEL\_031215.wtg)

Current Time: 0.000 hours

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Flow (MGD)	Velocity (ft/s)	Headloss Gradient (ft/1000ft)	Length (User Defined) (ft)
20152	Prison Hill Transfer station	1,125.40	J-20521	J-20536	6.0	Ductile Iron	130.0	(N/A)	(N/A)	(N/A)	0.00
20455	PROP_P-01	192.65	PROP_J-01	PROP_J-02	10.0	PVC	150.0	0.0506	0.14	0.010	0.00
20466	PROP_P-02	334.70	PROP_J-02	PROP_J-09	10.0	PVC	150.0	-0.3473	0.99	0.340	0.00
20457	PROP_P-03	188.38	PROP_J-02	PROP_J-03	10.0	PVC	150.0	0.2983	0.85	0.255	0.00
20459	PROP_P-04	108.39	PROP_J-03	PROP_J-04	10.0	PVC	150.0	0.1716	0.49	0.095	0.00
20470	PROP_P-05	469.71	PROP_J-04	PROP_J-08	10.0	PVC	150.0	-0.3597	1.02	0.363	0.00
20461	PROP_P-06	232.57	PROP_J-04	PROP_J-05	10.0	PVC	150.0	-0.4399	1.25	0.526	0.00
20474	PROP_P-07	466.28	PROP_J-05	PROP_J-07	10.0	PVC	150.0	-0.1888	0.54	0.110	0.00
20462	PROP_P-08	259.26	PROP_J-05	Node-806	10.0	PVC	150.0	-0.3778	1.07	0.398	0.00
20473	PROP_P-09	262.02	PROP_J-07	PROP_J-06	16.0	PVC	150.0	-0.4085	0.45	0.047	0.00
20472	PROP_P-10	231.42	PROP_J-08	PROP_J-07	16.0	PVC	150.0	-0.2197	0.24	0.015	0.00
20468	PROP_P-11	239.86	PROP_J-09	PROP_J-08	16.0	PVC	150.0	0.1400	0.16	0.006	0.00
20464	PROP_P-12	240.08	PROP_J-10	PROP_J-09	16.0	PVC	150.0	0.4872	0.54	0.065	0.00
18071	Tie In to EW 1	2,524.36	NS / EW Tie In	EW-1	24.0	Ductile Iron	130.0	2.4500	1.21	0.232	0.00
15710	Well 24	100.81	Well 24	FCV-WELL-24-TEMP	16.0	ACP	100.0	1.7280	1.91	1.421	22.00



# **Manhard**<sup>TM</sup>

## **CONSULTING LTD**

### **PRELIMINARY SANITARY SEWER REPORT**

FOR

**CAPITOL MALL**

**CARSON CITY, NEVADA**

Prepared for:

Carson City Center Development, LLC  
36W673 Benton Lane  
Geneva, IL 60134

Prepared by:

Manhard Consulting Ltd.  
3476 Executive Pointe Way #12  
Carson City, NV 89706



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# **1. Introduction**

## **1.1.Purpose of Analysis**

This report represents a preliminary analysis of the proposed Capitol Mall project and its impact on the existing Carson City sanitary sewer system. This analysis establishes estimated peak flow rates for the proposed development based on the current uses anticipated for each building and evaluates the impact downstream of the subject property.

## **1.2.Project Location and Site Description**

The Capitol Mall Project is approximately 10.5 acres in size and is located within the core of Carson City, Nevada. This site is situated within NW ¼ of Section 17, Township 14 North, and Range 20 East of the Mount Diablo Meridian (refer to Exhibit 1 - Vicinity Map). The project site is within the existing Assessor Parcel Numbers (APN's) as well as the adjacent dedicated roadways listed below:

003-223-01, 004-191-11, 004-191-12, 004-202-01, 004-202-02, 004-202-08, 004-211-11, 004-211-05, 004-211-07, 004-211-08, 004-211-09, 004-211-10, 004-213-01, 004-213-02, 004-213-03, 004-213-04, 004-213-05, 004-213-06, 004-214-01, 004-214-02, 004-216-01, 004-216-02, 004-216-03, 004-216-04, 004-216-05, 004-221-01, 004-224-02, 004-224-03, 004-224-04, 004-224-05, 004-224-07, 004-224-08, 004-225-01, 004-225-02, 004-225-03, 004-225-04.

Exhibit 2 - Display Map, located in Appendix A, illustrates the location and orientation of the project and its proposed lots and roadway locations. The subject property is bounded to the west by N. Curry Street, to the north by E. Robinson Street, and to the east by N. Stewart Street, and south by E. Musser Street.

## **1.3.Project Description**

The proposed Capitol Mall Development will include a 150 Key Hotel, a 750 – 1000 seat Conference Center, a public plaza, mixed commercial and retail space, and supporting parking infrastructure. The 5 proposed building locations are shown on Exhibit 2. The specifications used for calculations in this report are summarized by building below.

Building A – 4-Story 300 car parking garage with approximately 10,800 ft<sup>2</sup> of ground floor retail, and occupies the city block enclosed by Carson St, Robinson St, Curry St and Spear St.

Building B – 10-Story Hotel with 150 guestrooms and occupies newly defined city block surrounded by Stewart St, Spear St, Robinson St and the Nugget parking lot.

Building C – 8-Story Office and Retail building with approximately 14,400 ft<sup>2</sup> of retail and 235,600 ft<sup>2</sup> of office space. This building occupies the newly defined city block surrounded by Stewart St, Telegraph St, Plaza St and Spear St.

Building D – 8-Story 1,150 car parking garage with approximately 21,600 ft<sup>2</sup> of ground floor retail and occupies the newly defined city block surrounded by Stewart St, Telegraph St, Plaza St and Proctor St.

Building E – 6-Story Office and Retail building with approximately 14,400 ft<sup>2</sup> of retail and 185,598 ft<sup>2</sup> of office space and occupies the newly defined city block surrounded by Stewart St, Musser St, Plaza St and Proctor St.

## **2. Methods**

### **2.1. Design Sewage Flows**

In order to determine the sewer generation for the proposed development both Carson City Municipal Code and Minnesota Rules were examined. The Carson City Municipal Code is based on acreage and does not take into account the multiple stories of the proposed buildings. Minnesota Administrative Rules were used as they take into account type of use and size more accurately predicting sewage flows. Both methods are outlined below.

#### **2.1.1. Carson City Municipal Code**

Carson City Municipal Code 12.06 specifies per capital 300 gallon per day loading and an equivalent population for Commercial Zones of 12 per acre. This results in a loading of 3600 GPD per acre.

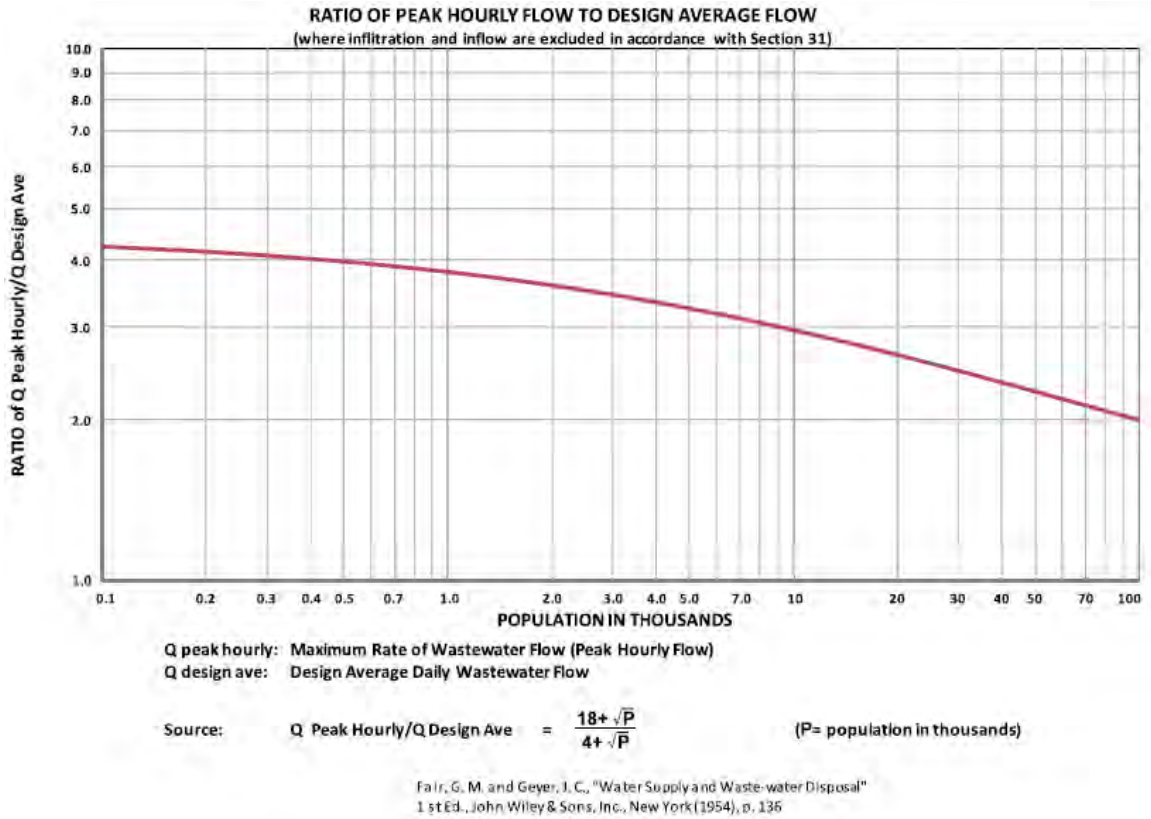
#### **2.1.2. Minnesota Administrative Rules**

Minnesota Administrative Rules Chapter 7081.0130 code specifies determination of average daily flow based on square footage for retail and office while it uses room count for hotels. This code specifies the values of 0.13GPD/ft<sup>2</sup> for retail, 0.18 GPD/ft<sup>2</sup> for office and 55 GPD/guest for hotels. For hotels a guest count of 2.5 people per room was used. These values must be adjusted with a peaking factor to determine peak flows.

### **2.2. Peaking Factor**

In order to determine the appropriate peaking factor when calculating sewer loading the Ten States Standard for Waste Water “Ratio of Peak Hourly Flow to Design Average Flow” method was referenced. A graph of the peak factor by contributing population from the Ten States Standards for Waste Water is shown in Figure 2-1. The areas analyzed for this study are predominately commercial with varying population density so a conservative peak factor of 4 was used throughout the analysis.

Figure 2-1



## 2.3. Open Channel Flow

Partially full flow in pipes is calculated as open channel flow. To determine flow in partially full pipes Manning's Equation is used. Per Carson City Municipal Code, sewer mains are considered at capacity when peak flow is at  $d/D=0.75$  (Div. 15, Section 15.3.2.a.).

### 2.3.1. Mannings Equation

Manning's Equation:

$$Q = \frac{1.49}{n} AR^{2/3} s^{1/2}$$

Where:

$Q$  = Flow Rate ( $\text{ft}^3/\text{s}$ )

$n$  = Manning's Roughness Coefficient – 0.013 is used per 12.06.300.B Carson City Municipal Code

$A$  = cross sectional flow area (ft<sup>2</sup>)

$R$  = hydraulic radius (ft)

$s$  = channel slope (ft/ft)

Manning's Equation calculations done for this report were done in Bentley's FlowMaster.

### 3. Proposed Peak Sewage Design Flows

Using Carson City Municipal Code 12.06 a value of 3600 gallon per day per acre is used resulting in the loads summarized in Table 3-1. These values are low as they do not take into account the multiple stories of the proposed development.

Table 3-1 - Carson City Code Design Sewer Loading

Building	Size (Acre)	Sewer Load (GPD)
A	0.64	2289
B	1.07	3843
C	1.32	4750
D	1.52	5469
E	1.35	4867

In order to determine a more appropriate design loading for the proposed development Minnesota Rules Chapter 7081.0130 code was used to determine average daily flow. The summary of the resulting calculated sewer loads is shown in Table 3-2.

Table 3-2 - Peak Design Sewer Load accounting for Use of Facilities

Lot	Type	ft <sup>2</sup>	Rooms	GPD	Peak Factor	Peak Flow (GPD)
A	Retail	10800		1404	4	<b>5616</b>
B	Hotel		150	20625	4	<b>82500</b>
C	Retail	14400		1872	4	7488
	Office	235600		42408	4	169632
	<b>Total</b>	250000		44280		<b>177120</b>
D	Retail	21600		2808	4	<b>11232</b>
E	Retail	14400		1872	4	7488
	Office	185598		33408	4	133631
	<b>Total</b>	199998		35280		<b>141119</b>

## 4. System Analysis

The proposed development contributes sewer flow to a large tributary area that connects to an 18” diameter trunk main at 2<sup>nd</sup> and Walsh St. A 10” diameter sewer main running north to south in Walsh St. collects flows from the smaller tributary areas that immediately convey flow from the proposed development as shown in Exhibit 2 – Sewer Display Map.

### 4.1. Walsh St. Sewer Main

The 10” diameter sewer main in Walsh St. was inspected to determine any restrictive points. The pipe that connects to the trunk main in 2<sup>nd</sup> St has the shallowest slope after the confluence of the smaller tributary areas and was determined to be the most restrictive point in this main and is shown on Exhibit 2. In order to verify that the proposed development would not negatively impact performance this point was analyzed.

Survey of the up and downstream manholes was conducted and a flow depth was taken during a peak flow at 7:10 am on a Tuesday, March 17<sup>th</sup> 2015. The results of this survey including flow calculations are shown in Table 4-1. Adding the proposed peak flow to the existing flow results in a flow that remains below the capacity of the main. Summary of the proposed total flow and resulting flow depth is shown in Table 4-2.

**Table 4-1- Walsh St. Sewer Main Current Peak and Capacity**

Pipe Size	Slope (ft/ft)	Flow Depth (in)	Existing Peak Flow (GPD)	Capacity @ 0.75 d/D Flow (GPD)
10"	0.0045	3	186,017	866,177

**Table 4-2 - Walsh St. Sewer Main Proposed Flow Resulting Depth**

Existing Flow (GPD)	Proposed Flow (GPD)	Total Flow (GPD)	Resulting Flow Depth (in)
186,017	417,587	603,604	5.8

### 4.2. Minor Tributary Areas

Sewer lines running west to east in Spear St, Telegraph St, Proctor St and Musser St are the initial loading points for the proposed development and flow into the 10” sewer main in Walsh St. Each of these sewer lines and their tributary area were analyzed individually. These tributary areas are denoted in Exhibit 2. The tributary areas are currently treated as commercial with a loading 450 GPD/acre in the existing Carson City water model. The area of contribution for each tributary was determined and loading was applied with a peaking factor of 4 to determine the existing flow conditions. The resulting contribution for these tributary areas is summarized in Table 4-3. These loads, combined with the

design peak loads for the proposed buildings were determine the total design flow and are shown in Table 4-4.

**Table 4-3 - Existing Minor Tributary Sewer Loading**

Minor Tributary	Tributary Size (Acre)	GPD/Acre	Peak Factor	Peak Loading (GPD)
Spear	14.4	450	4	25,937
Telegraph	11.1	450	4	19,898
Proctor	3.6	450	4	6,562
Musser	16.2	450	4	29,181

**Table 4-4 - Total Peak Design Load by Minor Tributary Area**

Minor Tributary	Existing Peak Loading (GPD)	Proposed Units	Proposed Peak Loading (GPD)	Total Peak Design Load (GPD)
Spear	25937	A,B	88,100	114,037
Telegraph	19897	C	177,000	196,898
Proctor	6561	D	15,200	21,762
Musser	29181	E	141,000	170,181

The most restrictive point downstream in each tributary area was determined and analyzed in FlowMaster to determine capacity at 0.75 d/D. The location of these points are identified in Exhibit 2. A survey was conducted to verify the size and slope of the sewer. A summary of the results and calculated capacities is located in Table 4-5. Comparison of the peak design flows to these most restrictive pipe capacities illustrates that the existing system will be able to transport the increased sewer loading from the proposed development to the sewer main in Walsh St.

**Table 4-5 – Peak Design Load compared to Capacity**

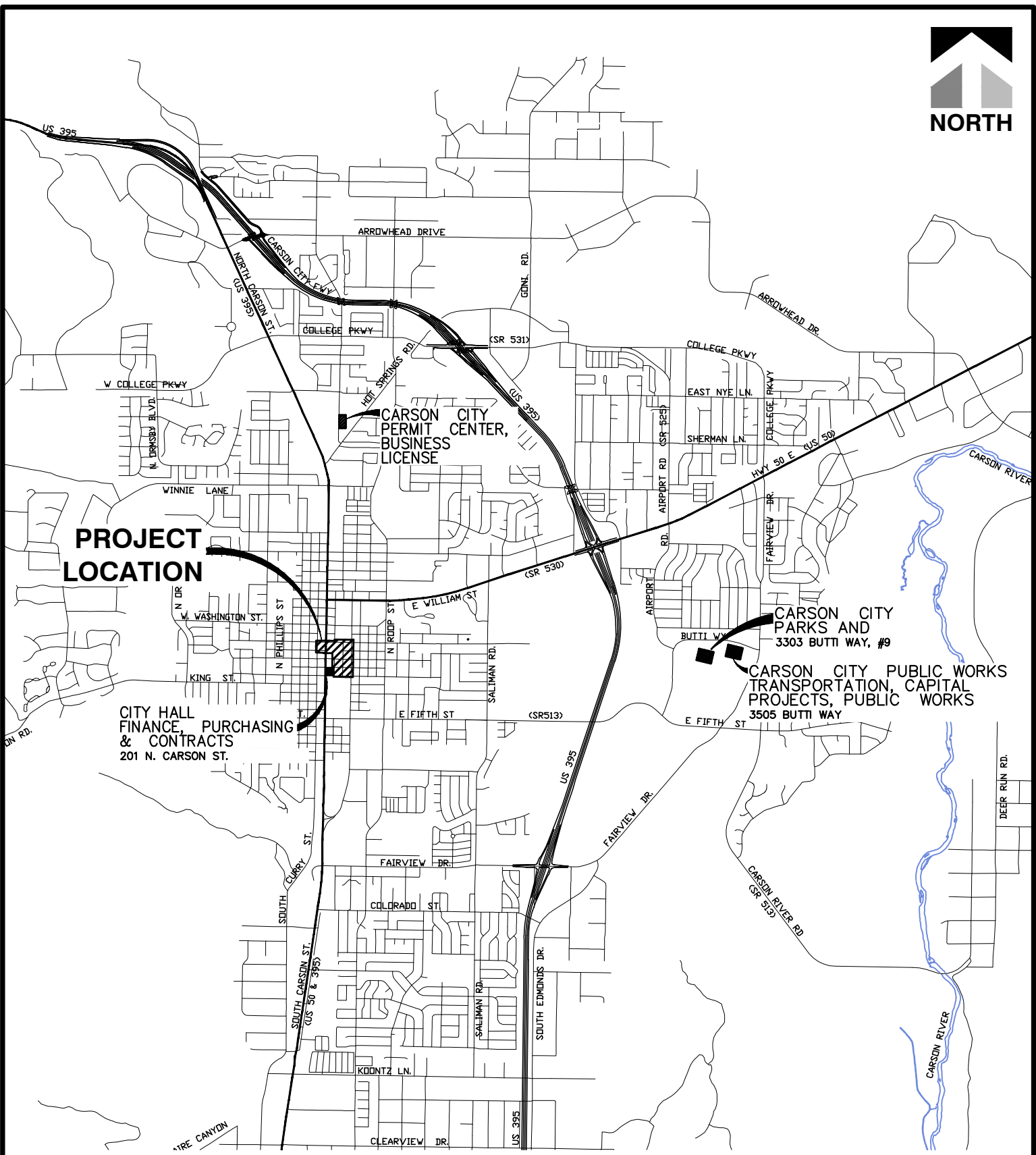
	Pipe	Slope (FT/FT)	Capacity @ .75 d/D (GPD)	Total Design Load (GPD)	% of Capacity
<b>Spear</b>	6" Clay	0.0095	322,300	114,037	35%
<b>Telegraph</b>	6"Clay	0.0106	346,817	196,898	57%
<b>Proctor</b>	6"Clay	0.0102	330,677	21,762	7%
<b>Musser</b>	8" ACP	0.0091	675,608	170,181	25%

## **5. Conclusion**

The subject development as well as the existing tributary sanitary sewer flow from surrounding developments have been taken into account to determine if the existing sanitary sewer mains would be impacted by the proposed development. The existing sanitary sewer system will adequately serve the proposed site and no improvements are necessary for the proposed development to meet existing Carson City standards of 0.75 d/D pipe capacities.



## **Appendix A – Exhibits**



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<b>SANITARY SEWER REPORT FOR</b>	
<b>SPECIAL USE PERMIT</b>	
<b>VICINITY MAP</b>	
PROJ. MGR.: <b>MJR</b>	SHEET
DRAWN BY: <b>JPB</b>	<b>EXHIBIT 01</b>
DATE: <b>MARCH 2015</b>	<b>MAC.CCNV.01</b>
SCALE: <b>NTS</b>	

