

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 24, 2015

FILE NO: SUP-15-046

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

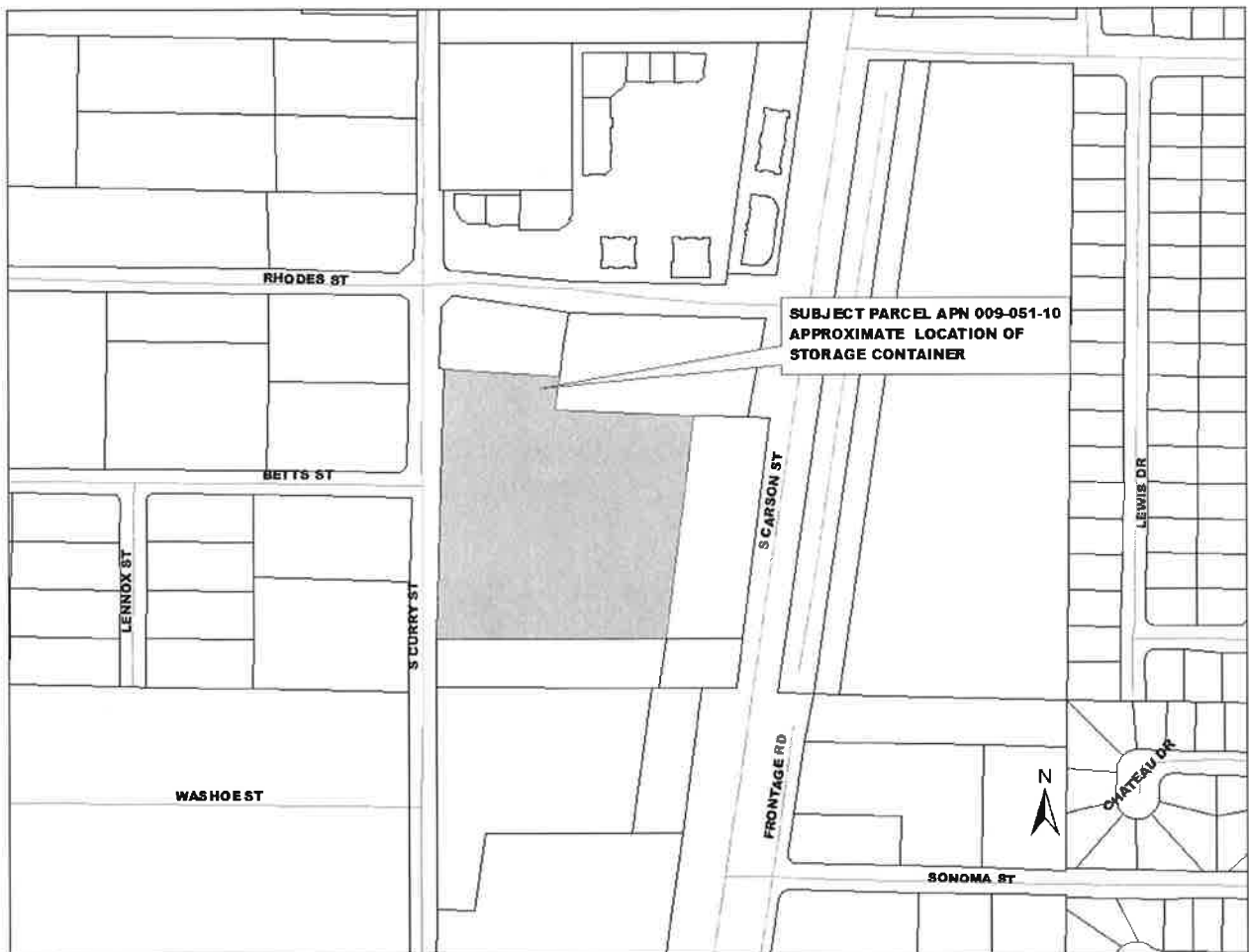
REQUEST: Special Use Permit for a five-year review of an existing storage container in the Retail Commercial (RC) zoning district.

OWNER: Richard Campagni Carson City Toyota

APPLICANT: Cliff Sorensen

LOCATION/APN: 2590 S. Carson Street/009-051-10

RECOMMENDED MOTION: "I move to approve SUP-15-046, a Special Use Permit request from Carson City Toyota, for a five-year review of an existing storage container in the Retail Commercial zoning district, located at 2590 S. Carson Street/APN 009-051-10, based on findings and subject to conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.

The following applies to the life of the placement of the container:

4. Metal storage container to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the container.
5. No hazardous materials will be stored within the container.
6. The storage container will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The container must be maintained free of rust, peeling paint or other forms of deterioration.
7. Advertising is prohibited on the exterior of the container.
8. The placement of the container shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant. The next scheduled review date will be the Planning Commission meeting of June 2020.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.130 Retail Commercial (RC) Conditional Uses

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Does the application meet the Development Standards regulations for a metal storage container, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the proposed continuation of a metal storage

container in this location still compatible with surrounding properties? Have there been any problems with the permanent placement of the storage container?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial/Vacant
SOUTH: Retail Commercial/Motorcycle sales
EAST: Retail Commercial/Bank
WEST: General Commercial/Retail

ENVIRONMENTAL INFORMATION:

- 1 FLOOD ZONE: Zone A
- 2 EARTHQUAKE FAULT: More than 500 feet away
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 61, Surprise gravelly sandy loam 0-2% slopes

SITE DEVELOPMENT INFORMATION:

- 1 LOT SIZE: 5.86 acres
- 2 EXISTING LAND USE: Carson City Toyota, an automobile dealership
- 3 STRUCTURE HEIGHT: Approximately 8.5 feet
- 4 PARKING: Ample on site. Container placed on existing parking spaces
- 5 SETBACKS: None required
- 6 VARIANCES REQUESTED: None

HISTORY:

- Storage container approved administratively to be placed temporarily on the site for 90 days in 2010.
- Storage container approved under SUP-10-036 by the Planning Commission for permanent placement of the container on June 30, 2010.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section Development Standards 1.10.9, a storage container may be permanently located on site after approval of a Special Use Permit, but a review for continued placement on the site is required each five years for verification of compliance with requirements of the code.

Carson City Toyota placed the storage container on the site in 2010 for 90 days, then Special Use Permit SUP-10-036 was approved for permanent placement on the site. The container has remained in the same location. It has been well maintained and no changes are proposed. The container continues to be used for storage of equipment such as landscaping materials, tools and supplies, winter snow removal equipment, ice melt, snow shovels, snow rakes, snow blowers and building maintenance materials. There have been no complaints or concerns registered with the Planning Division regarding the storage container during the last five years. The applicant has submitted

an application to renew the placement, along with several pictures showing the condition of the container and the location of the container in relation to the site. Personal Storage is regulated by the provision of the Carson City Development Standards, Division 1 (Land Use and Site Design), Section 1.10 (Personal Storage and Metal Storage Containers).

The subject parcel is located on South Carson Street, and is 5.86 acres in size. It is primarily flat and has been developed as a car dealership. This is a required five year review of the storage container to verify it is still meeting the requirements set out in the code. It was placed on the site at the northern property line area with the container placed with the long sides running north to south. A site map is included with the application and with this staff report. It is noted this was a specially created container, with roll up doors on the long side of the container to allow access at several locations, not just the ends of the container. The container was placed with the doors facing west. It has been painted to match the building on site. No advertising signage has been placed on the container. There is a small security sign warning that the site is on camera.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 415 feet of the subject site on June 5, 2015 per the requirements of the Carson City Municipal Code and NRS. At the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 24, 2015, depending on the date of submittal of the comments to the Planning and Community Development Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building and Safety:

1. Any structure larger than 120 square feet should be permitted in accordance with Carson City Municipal Code (CCMC) 15.05.020 Section 105.
2. All improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624.
3. All Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license.

Fire Department: No comments.

Engineering Division: No preference or objection.

Environment Control Authority: No comments.

Health Department: No comments.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

Chapter 3: A Balanced Land Use Pattern

1.1.e,f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

The metal storage container is made out of steel. It was formerly a shipping container, but was modified to have roll up doors on the side for easier access. It was also painted to match the existing structures on site without sacrificing desirable character or qualities. It does not use any utilities and is therefore a source of energy conservation.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

The container utilizes the existing land resources well. It does not block any views or vistas. No advertising signage has been placed on the container. Supplies stored within the container are used to maintain the landscaping, building and site improvements. The placement of the unit was designed to minimize the appearance of the unit from the exterior of the property.

5.6a Promote revitalization of the downtown core

The container is used in support of the Carson City Toyota automobile dealership. The container is necessary for storage of materials required by the dealership to maintain the landscaping on site, storage of snow removal equipment which is only needed on an occasional basis, and building supplies. The location of the container has been designed to minimize the appearance from off the site, as it is blocked by employee parking areas and vehicle inventory. The storage doors on the side make the unit more convenient to be used by the staff. The exterior color of the unit matches the business.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The storage container has been located at this site for more than five years without difficulty or problems. This review of the permit is to allow the storage container to

continue in the same location. There has not been any reported detriment to the surrounding properties or general neighborhood as a result of this placement. The automobile dealership may create noise, vibrations, fumes, odors, dust and physical activity, but the storage container in support of this use is not detrimental.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The site is located on Carson Street and is served by an adequate existing street network. Vehicular and pedestrian movement is not affected by the storage container.

4. 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 storage container was placed in this location more than five years ago, and has not had a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. No changes are anticipated by allowing the unit to continue at this location.

5. 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 purpose of the Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. The automobile dealership meets the specific standard of this zoning district. The continued placement of a storage container on the site in support of the dealership is an appropriate accessory use.

6. The use will not be detrimental to the public health, safety, convenience and welfare.

Continuation of the existing storage container at the site in support of the business will not be detrimental to the public health, safety, convenience or welfare. No concerns of complaints have been registered with the Planning Department during the last five years of placement of the unit at this location.

7. Will not result in material damage or prejudice to other property in the vicinity.

No material damage or prejudice to other properties in the vicinity has been noted as no negative concerns have been received by the Planning Division since the metal storage container was placed in this location more than five years ago. No detrimental concerns are anticipated by continuing the use of the storage container at this location.

Attachments:

Site Photos

Building Department comment

Fire Department comment

Engineering Department comment

Health Department

Environmental Health Department

Application SUP-15-036





ATTENTION
Please prohibit:
Flammable liquids
Toxic materials
Hazardous waste
In Regulated

2590





June 9, 2015

SUP-15-046:

1. Any structure larger than 120 square feet should be permitted in accordance with Carson City Municipal Code (CCMC) 15.05.020 Section 105.
2. All improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624.
3. All Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

May 20, 2015

SUP 15-046

We have no comments for SUP-15-046

Dave Ruben

Fire Marshal

Carson City Fire Department

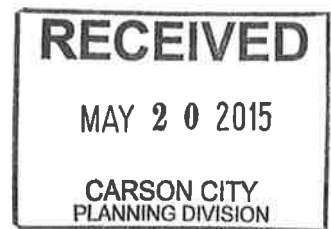
777 S. Stewart Street

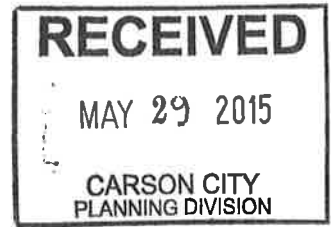
Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209





**Engineering Division
Planning Commission Report
File Number SUP 15-046**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 29, 2015

MEETING DATE: June 24, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Richard Campagni for the renewal of a storage container at 2590 S Carson St, apn 009-051-10.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

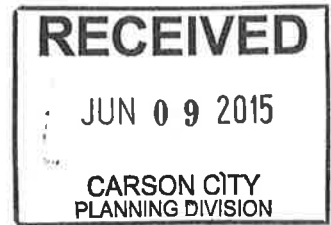
Existing facilities appear to be adequate for this project.

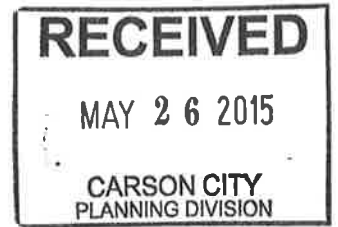
June 9, 2015

SUP-15-046

I have no comments.

Dustin Boothe
Health Division





May 26, 2015

Major Project Review Committee

Re: # SUP – 15-046

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15-046 review for existing storage container request:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

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 18.02

SPECIAL USE PERMIT

FILE # SUP – 15 - 046

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

APPLICANT PHONE #
 RICHARD CAMPAGNI 775-882-8211

+ noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
 PO BOX 3600, CARSON CITY, NV 89702

SUBMITTAL PACKET

EMAIL ADDRESS
 DICK@CAMPAGNIAUTOGROUP.COM

- 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)

PROPERTY OWNER PHONE #
 RICHARD CAMPAGNI 775-882-8211

MAILING ADDRESS, CITY, STATE, ZIP
 PO BOX 3600, CARSON CITY, NV 89702

EMAIL ADDRESS
 DICK@CAMPAGNIAUTOGROUP.COM

Application Reviewed and Received By:

APPLICANT AGENT/REPRESENTATIVE PHONE #
 CLIFF SORENSEN 775-720-4283

Submittal Deadline: See attached PC application submittal schedule.

MAILING ADDRESS, CITY STATE, ZIP
 PO BOX 3600, CARSON CITY, NV 89702

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.

EMAIL ADDRESS
 CLIFF@CAMPAGNIAUTOGROUP.COM

Project's Assessor Parcel Number(s): 009-051-10	Street Address ZIP Code 2590 SOUTH CARSON STREET, CARSON CITY, NV 89701
----------------------------------------------------	----------------------------------------------------------------------------

Project's Master Plan Designation COMMERCIAL <i>mixed use</i>	Project's Current Zoning GENERAL COMMERCIAL <i>permit</i>	Nearest Major Cross Street(s) RHODES STREET
------------------------------------------------------------------	--------------------------------------------------------------	------------------------------------------------

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 1.10, Section 9, a request to allow as a conditional use is as follows: Continue to maintain a 40' steel storage container on our property. No changes to our existing S.U.P. are requested.

PROPERTY OWNER'S AFFIDAVIT

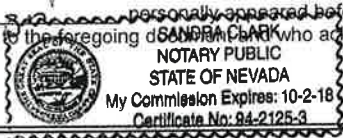
I, RICHARD CAMPAGNI, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.
 Signature: [Signature] Address: 2590 SOUTH CARSON STREET, CARSON CITY, NV 89701 Date: 4-22-15

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

STATE OF NEVADA)
 COUNTY)

On April 27, 2015, Richard Campagni 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 he/she acknowledged to me that he/she executed the foregoing document.

Sandra Clark
 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.

**SPECIAL USE PERMIT
QUESTIONS & ANSWERS**

NOTICE: The questions and answers contained below were submitted and approved in the original 2004 SUP request, again during our renewal in 2009 and most recently when we opened and built our new facility and relocated the storage structure to its new and current location in 2010. Our position statement has not changed towards its use, its design and our need. We respectfully request that you once again approve our request for SUP for another 5 year period (or longer if current code allows). Please review our prior and current affirmations below:

Chapter 3: A Balanced Land Use Pattern

The Carson City Master Plans seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

1.1 e, f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

Our plan: The materials that this container is made out of is steel. At one time it was a shipping container and then we commissioned its recycling to make it into a pleasant looking structure. It was designed to match the existing structures without sacrificing the character or qualities as identified by the citizens of Carson City. As proposed it will remain compatible with the qualities that the resident's of the city have come to expect and since it does not require utilities it will be a source of energy conservation.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

Our plan: Our plan is to promote a better community design, appearance and recognition of Carson City as identified in the various design guideline ordinances, visual preference surveys, capital city focus and downtown master plan. We have designed this proposal to best utilize and maintain the existing land resources. As part of our main construction agreement with the city, we planted numerous trees and have kept many of the existing trees and shrubbery previously in place at our location. There will be no signage placed on the building. Our project will protect the character of the mixed use neighborhood and will not reduce property values or block any views or vistas, which may currently be in use.

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the land use designation and adequate for the proposed development (land use table descriptions):

Our plan: Our plan is to enhance the quality of life for Carson City residents. We support the plan for designation of land use development for our community. By adding this structure, we can better maintain the beautiful surroundings that we have implemented at our dealership by having the supplies necessary to keep the place looking manicured stored in a central location for the landscape crew to utilize as needed. This will help to enhance the resident's quality of life by having the property maintained in this professional fashion. We feel that we are best utilizing our available space and improvements by adding this structure as well as by having it house our landscape storage supplies to assist us maintain these surroundings.

We have made and will maintain internal and external constraints that will minimize the loss of life and property due to flooding and erosion as set forth in existing ordinances. We feel that this addition and the fencing, curbing and landscaping already in place would block flooding, accidental spills or release from traveling over ground into any adjacent landowners property.

With the addition of this storage facility, it would not require any sewer, water, electricity and would not house any regular employees, thus emergency situations inside this unit would not be a consideration. Our current entrance/exit locations would suffice, as there would be no added traffic to or from this building, besides facilities personnel entering it to get the landscape maintenance supplies.

OUR STATEMENT OF POLICY FOR BALANCED LAND USE PATTERN:

We do not feel that this storage unit would in any way go against the goals of the master plan. This addition would be compatible in appearance to our existing buildings and would not have any signage on it that would add visual clutter to the community. Only a very small portion of the addition would be visible to the general public and most residents/visitors would not even recognize that there was an addition. This project would enhance the quality of life of our customers and employee's, as it would give us the ability to maintain our facilities by storing the equipment necessary on site and in a central location. This would also help the local economy as it aids in our internal growth as a major employer in this community. There is virtually no risk of personal or property damage with this proposed addition, as the storage unit would not house any employees. It would not have power or septic to it and would not be located in an area that if seismic activity occurred would cause collateral damage to any surrounding buildings, property or the environment. It would not be located adjacent to any public streets or highways, as the proposed addition would be located within our existing property, and would not take up any current or proposed parking stalls. It would occupy a portion of our property that is currently not being used. The height of our proposed addition would only be 8'5" tall, thus would not interfere with any airport zoning regulations, and would not impact any existing environmental factors.

Chapter 5 Economic Vitality

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in target areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

5.2a Encourage the development of regional retail centers.

5.6a Promote revitalization of the downtown core.

Our plan: In keeping with the plan of Carson City to have the majority of auto dealers in a centralized location and to add to the retail services of this community, we have relocated our facility and wish to relocate our existing storage container. We worked every step of the way with the downtown revitalization and improvement district and have developed a retail center which is second to none. With the new facility we have also added other tax generating services including food and drink, extended parts and retail supplies and recently local university apparel and tickets sales. We feel that this proposed addition would not even be noticed by residents or visitors to our community, as it is tucked out of the way from the general public. However it were to be noticed, it is painted to match our dealership existing building and is mostly blocked by our employee parking areas and vehicle inventory. Our neighbors would not be impacted as to the north is a retail commercial zoning lot (Vacant Bldg.), to the North East is also retail commercial zoned for Wells Fargo Bank. Our proposed storage unit would back up against their parking lot, however there are trees between their property and ours that would block the majority of the addition. To the South is our main dealership building and as described above would virtually hide the addition from view of South Carson Street. To the West is Curry Street with very little of the unit being visible to passerby's or neighbors as the employee's vehicles and our sales inventory hide the unit.

We do not believe that there are any other existing storage areas like our proposed one in the neighborhood. The addition we chose is a very expensive unit that came fully enclosed and ready to use once it was delivered. There was no construction needed to build it at our facility and once it was unloaded, there was no noise, dust, odors, vibration, fumes, glare or physical activity that would bother or annoy any of our surrounding neighbors. It is only used to store our landscaping supplies, snow removal supplies and equipment. This project alone

would help us in our short term and long term growth planning of our business and ability to operate from this location.

OUR STATEMENT OF POLICY FOR ECONOMIC VITALITY:

Being one of the major businesses in the South Community we feel that we are helping to lead the way in growth and development of the City and its master plan. We are striving to help bring Carson City forward to economic success. We are frequently speaking to community leaders, planners and other business owners in the city to propose plans and ideas and to help with the implementation of such. On this proposed addition of a storage unit, we have taken into consideration the affect of the school district, law enforcement, fire services, emergency services and local utility companies. None of these vital services will be effected. There are no road improvements, surface improvements, lighting improvements, landscaping or parking improvements needed, as we would be utilizing an existing asphalted surface, not currently being used for any other service. Lastly, we feel that this improvement would make it easier for us to maintain this new facility so we can keep with our reputation as a major employer and contributor to Carson City.

Chapter 6: Livable Neighborhoods and Activity Centers

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly downtown.

- 6.1a Use durable long lasting building materials.**
- 6.1b Promote variety and visual interst through the incorporation of varied building styles and colors, garage orientation and other features.**
- 6.1c Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards.**

Our plan: Simply, we agree. As stated in other sections earlier in this permit questioner, we have designed this container and have placed it in a location where it will not be an eyesore. It has been professionally engineered to be attractive in appearance, we have kept it up to city specifications and codes and have painted it to match our existing building. It has been located in an area of our current property where it will maximize its use benefit to us and would virtually be free from needing any city services. The landscaping the surrounds it is in keeping

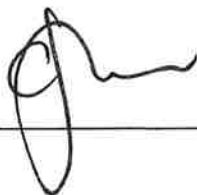
with our design features and as it fully matures will draw the container in as natural part of the décor.

ADDITIONAL:

We have included a series of jpeg. images of our storage unit along with our site plan and the latest Google Earth imagery depicting the exact location of the storage addition.

ACKNOWLEDGMENT OF APPLICANT

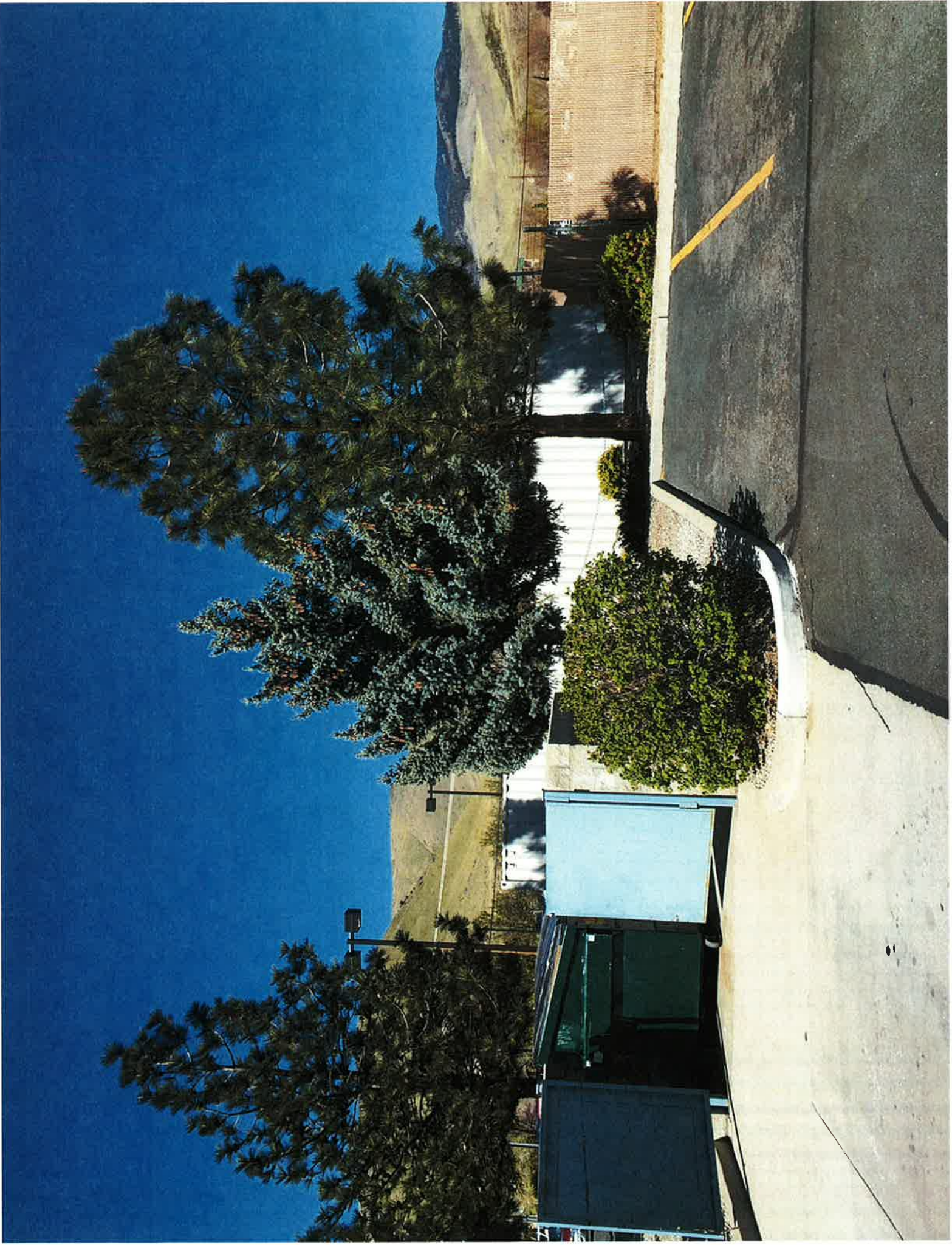
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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.

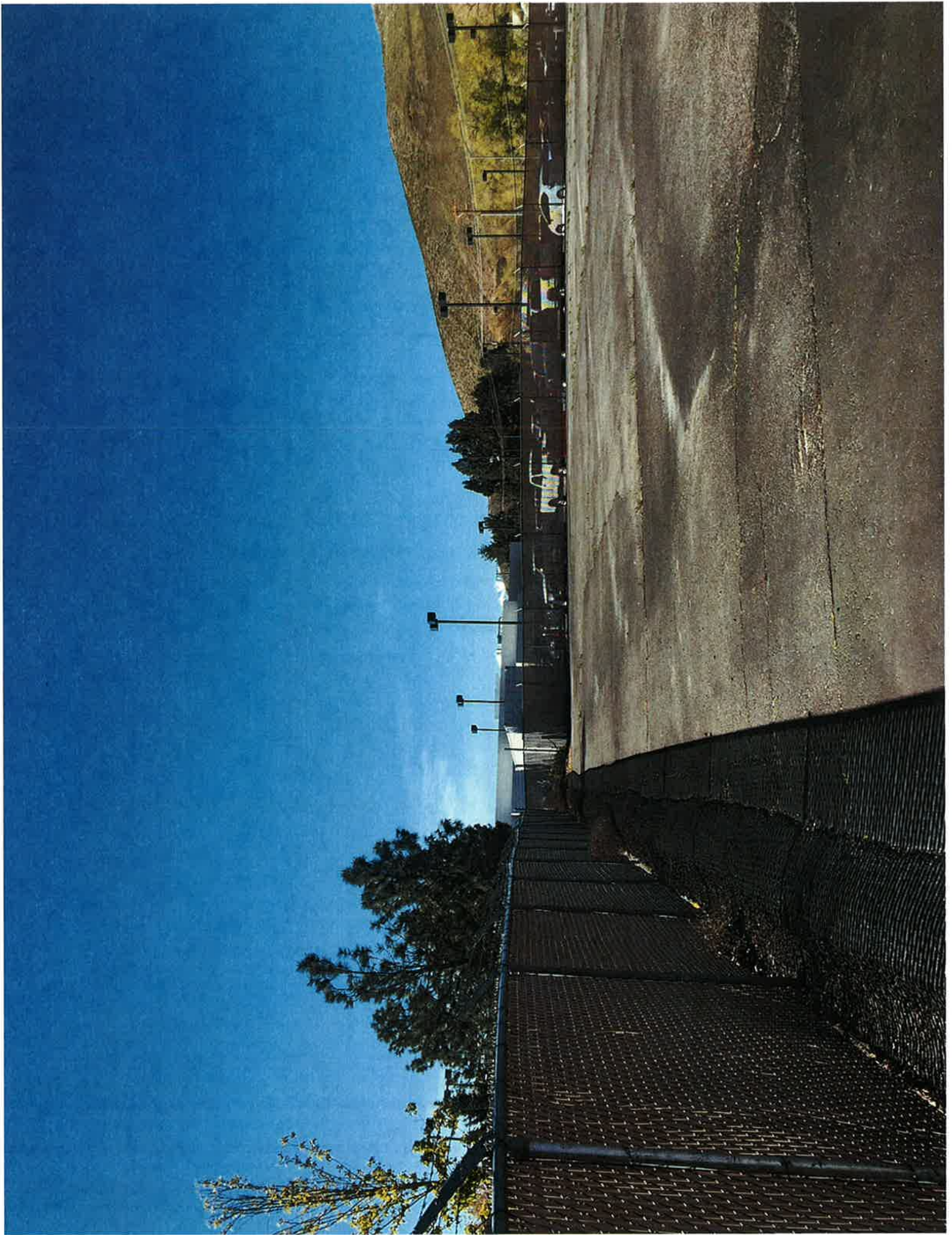


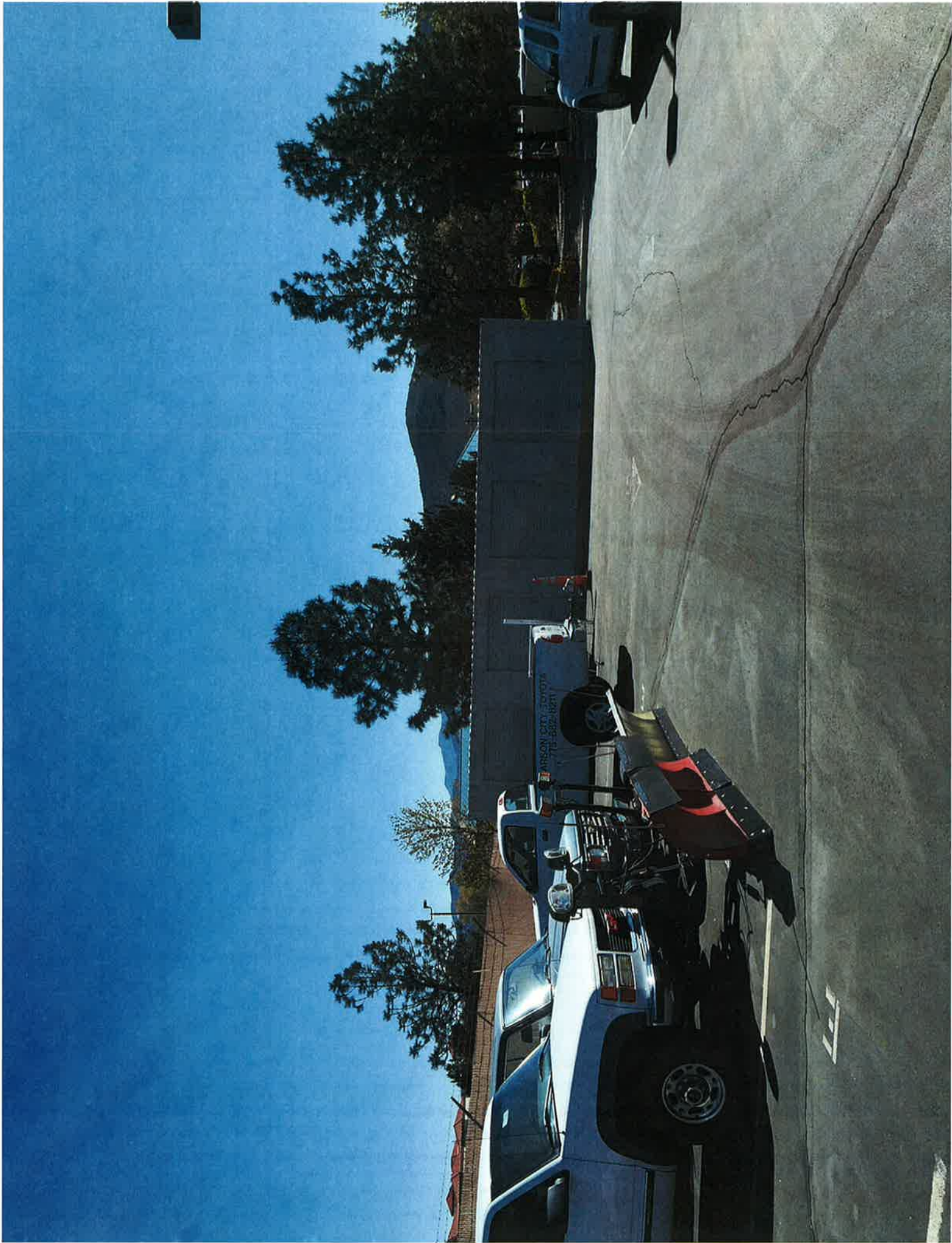
Applicant

4-22-2015

Date









Carson City Toyota · Scion
2590 South Carson Street Carson City Nevada 89701



