

Item # 6

**City of Carson City
Agenda Report**

Date Submitted: January 9, 2007

Agenda Date Requested: January 18, 2007
Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a Tentative Subdivision Map application known as Arrowhead Business Park from Silver State Consultants (property owner: Arrowhead Business Park LLC) to allow an industrial subdivision development of 7.84 acres resulting in 45 lots, on property zoned Air Industrial Park (AIP), located at 4500 Ryan Way, APN's 008-403-26 and 008-403-10, based on 12 findings and subject to 56 conditions of approval. File TSM-06-031

Staff Summary: The request would allow subdivision of the property resulting in 45 industrial parcels (44 lots ranging from 1,280 square feet to 5,600 square feet and one 5.17 acre common area lot).

Type of Action Requested:

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

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 6 Ayes, 0 Nays and 1 absent at the regularly scheduled Planning Commission meeting of December 20, 2006.

Recommended Board Action: I move to approve a Tentative Subdivision Map application known as Arrowhead Business Park from Silver State Consultants (property owner: Arrowhead Business Park LLC) to allow an industrial subdivision development of 7.84 acres into 45 lots, on property zoned Air Industrial Park (AIP), located at 4500 Ryan Way, APN's 008-403-26 and 008-403-10, based on 12 findings and subject to 56 conditions of approval in the staff report.

Explanation for Recommended Board Action: With the recommended conditions of approval, the proposed subdivision meets all the City requirements for subdivision of property within the Air Industrial Park zoning district. Therefore, the Planning Commission and staff recommend that the Board of Supervisors approve the Tentative Subdivision Map. See attached Planning Commission staff report for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny TSM-06-031 or, 2) Refer back to staff and Planning Commission for further review.

Supporting Material:

Staff Report

Case Record

Maps

Prepared By:

Reviewed By: Walter Sullivan
(Walter Sullivan, Planning & Community Development Director)

Date: 1-9-07

Larry Wenger
(Larry Wenger, Development Services Director/City Engineer)

Date: _____

Linda Ritter
(Linda Ritter, City Manager)

Date: 1-9-07

Melanie Bruketta
(Melanie Bruketta, Chief Deputy District Attorney)

Date: 1-9-07

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

CARSON CITY PLANNING COMMISSION
CASE RECORD

MEETING DATE: December 20, 2006

AGENDA ITEM NO.: G-2

APPLICANT(S) NAME: Arrowhead Business Park LLC
PROPERTY OWNER(S): CNM Family LLC

FILE NO.: TSM-06-031

ASSESSOR PARCEL NO(S): 008-403-10 and -26
ADDRESS: 4500 Ryan Way

APPLICANT'S REQUEST:

Tentative Commercial Industrial Subdivision Map application, known as Arrowhead Business Park, to allow industrial development of 45 units, on property zoned Air Industrial Park (AIP).

COMMISSIONERS PRESENT: PEERY VANCE SEMMENS
 BISBEE MULLET REYNOLDS KIMBROUGH

STAFF REPORT PRESENTED BY: Jennifer Pruitt REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL
APPLICANT REPRESENTED BY: Julio Sandoval - Silver State Consultants

APPLICANT/AGENT PRESENT

APPLICANT/AGENT SPOKE

APPLICANT/AGENT NOT PRESENT

APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF -

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:
none

MOTION WAS MADE TO RECOMMEND APPROVAL:

- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Vance SECOND: Reynolds PASSED: _6_/AYE 0_/NO 0_/DQ 1_/ABSENT_/ABSTAINED
*Bisbee absent

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 1-18-07

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STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 20, 2006

AGENDA ITEM:

FILE NO. TSM-06-031

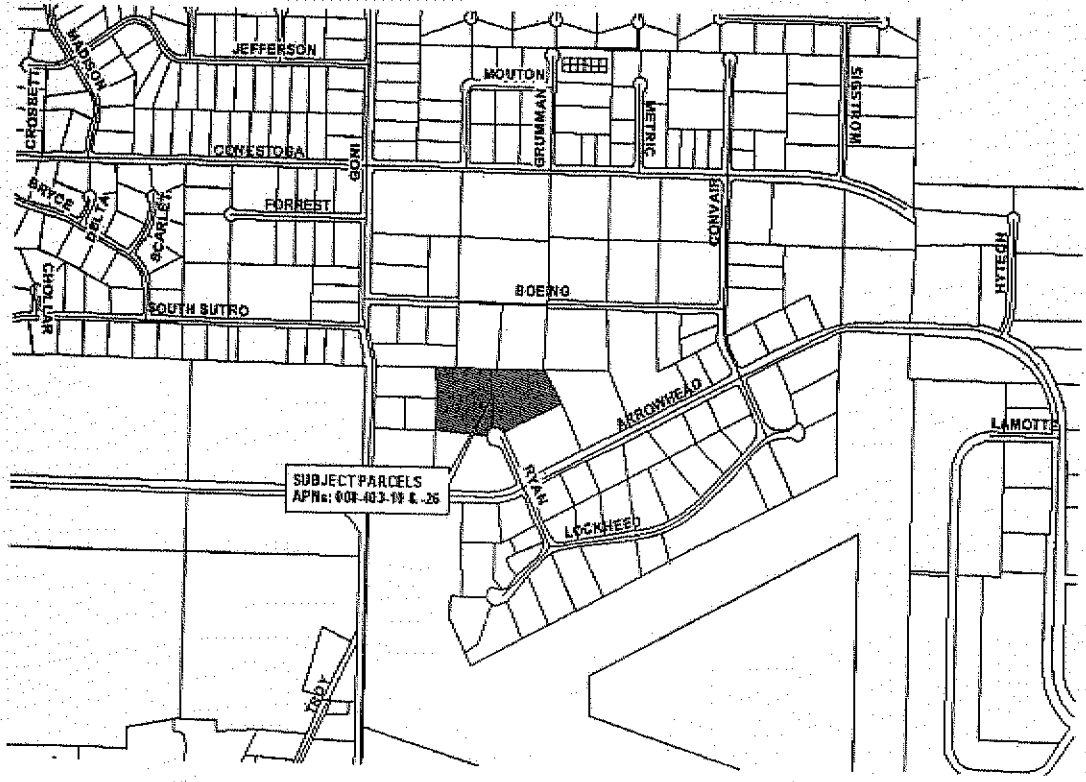
STAFF AUTHOR: Jennifer Pruitt, AICP, Senior Planner

REQUEST: Approval of a Tentative Subdivision Map for an Industrial Subdivision known as Arrowhead Business Park, consisting of 44 industrial lots and one common open space on 7.84 acres, located at 4500 Ryan Way, Assessor's Parcel Number(s) 008-403-26 and 008-403-10.

RECOMMENDED MOTION

It is recommended that the Planning Commission:

"Move to approve TSM-06-031, a Tentative Subdivision Map for an Industrial Subdivision known as Arrowhead Business Park from Silver State Consultants (owner Arrowhead Business Park, LLC), consisting of 44 industrial lots and one common open space on 7.84 acres, located at 4500 Ryan Way, Assessor's Parcel Number (s) 008-403-26 and 008-403-10, based on 12 findings and subject to the recommended conditions of approval contained in the staff report."



VICINITY MAP TSM-06-031



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be specific revisions to the Tentative Map:

1. The tentative map shall show the extensions of water and sewer mains to serve the development.
2. The tentative map and the final map shall contain the following note: "Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces."
3. The tentative map and final map shall clearly delineate which areas are reserved for flood flow passage between buildings.
4. The tentative map and the final map shall include the following note to restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings: "Storage, mounting of equipment and all other non vehicular uses are not permitted in areas reserved for flood flow passage between buildings".
5. The tentative map shall show the complete water and sewer layout.
6. The tentative map shall show the completion of the paving of Ryan Way.
7. The revised Tentative Map shall be reviewed and signed by the Planning Director and City Engineer.

Specific Conditions to be included in the Design of the Improvement Plans

8. Paving of Ryan Way, including the cul-de-sac, is required. These improvements shall be shown on the improvement plans.
9. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
10. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
11. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their pre-developed condition, in accordance with CCDS 14.1.8.

12. The storm drainage design will need to consider routing of the potential upstream 100-year flood through the site. A minimum value of 500 cfs shall be assumed to enter the site along the north property line.
13. Building finish floors shall be set to one-foot above the 100-year flood plain using a modified flow of 500 cfs. Elevation certificates and supporting documents shall be submitted with improvement or building permit applications.
14. In accordance with CCDS 15.3, offsite water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
15. A water main extension is required to serve the project. Water shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
16. A sewer main extension is required to serve the project. Sewer shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
17. Coordinate with the local postmaster for details and locations of mailboxes.
18. All parking areas shall comply with Carson City Standard Detail C-3.0.
19. A grading plan which complies with Division 19 is required.
20. An erosion control plan is required.
21. All water sewer and storm drain systems shall comply with City standards.

The following shall be Completed Prior to Submitting for Construction Permit of Final Map:

22. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.

23. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.
24. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

General Conditions

25. Prior to the recordation of the final map, the associated improvements must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of 150 percent of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10 percent of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.
26. The final map need not show any division of the land within the industrial subdivision but only must show the exterior boundary of the industrial subdivision pursuant to NRS 278.325.
27. Individual parcels within the industrial subdivision may be created pursuant to the provisions of NRS 278.325. (Mapping for industrial or commercial development).
28. The commercial subdivision shall function as an industrial center unit for the purposes of the Carson City Municipal Code, Title 18, Zoning, and the Development Standards, including but not limited to parking, signs, landscaping, access, site improvements, etc.
29. Provisions for maintenance of fire lines and associated equipment, landscaping, parking areas, and drainage shall be provided for in a common site maintenance agreement.
30. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

31. This project shall meet all codes and ordinances pertinent to the building type and occupancy classification as required by the Fire Department and Building Division.
32. Lights must be recessed or shielded with a 90-degree cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky. (Development Standards Division 1.3). Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning and Community Development Department prior to installation.
33. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall mounted air conditioning units shall be integrated into the design and/or screened.
34. Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest.
35. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.
36. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided.
37. A lot line deletion or merger and re-subdivision is required.
38. Completion of the paving of Ryan Way, including the cul-de-sac, is required.
39. Extensions of water and sewer mains are required to serve the development.
40. The project shall not interfere and alter the flow path of existing channels upstream and downstream of the project, unless the respective property owners agree to allow modifications.
41. Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces.
42. The final map shall restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings.

43. A storm water flow of 500 cfs shall be assumed to enter the site from the north property line for all calculations.
44. All onsite water, sewer and storm drain systems shall be privately maintained.
45. All parcel maps or preferably final maps shall be in substantial accord with the approved tentative map.
46. Prior to submittal of any parcel map or preferably final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
47. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
48. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.
49. The following note shall be placed on all parcel maps or preferably final maps stating:
 - A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TSM-06-031)."
50. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
51. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.

52. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
53. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
54. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
55. The District Attorney and Planning Division shall approve any CC&R's prior to recordation of the first final map.
56. A Final Subdivision Map for the property must be recorded within one year of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies to all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Planning and Community Development Director upon written request at least 30 days prior to the tentative map expiration date.

APPLICANT/OWNER: Silver State Consultants/Arrowhead Business Park, LLC

LOCATION/APN: 4500 Ryan Way/008-403-26 and 008-403-10

LEGAL REQUIREMENTS: NRS Chapter 278A (Planned Development), CCMC Section 17.05 (Tentative Maps), CCMC Section 18.04.145 (Limited Industrial) CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps), NRS 445.386 (Health Department Requirements), NRS 278.349(a) (Health Department Requirements), NRS 278.349(b) (Water Availability Requirements), NRS 278.349(c) (Utility Requirements), NRS 278.349(d) (Department of Parks and Recreation Requirements), NRS 278.349(f)(g) (Streets and Highways Requirements)

MASTER PLAN DESIGNATION: Industrial (I)

PROPOSED MASTER PLAN DESIGNATION: No change

PRESENT ZONING: Air Industrial Park (AIP)

PROPOSED ZONING: No change

KEY ISSUES: What are the compatibility issues with the adjacent neighborhood regarding traffic, character, and quality of life?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Industrial (GI), Industrial
SOUTH: Air Industrial Park (AIP), Industrial
EAST: Air Industrial Park (AIP), Industrial
WEST: Air Industrial Park (AIP), Industrial

ENVIRONMENTAL INFORMATION

- 1.FLOOD ZONE: Zone "A2" Area in the 100 year flood plain.
- 2.EARTHQUAKE FAULT: No earthquake faults in the vicinity.
- 3.SOILS: 71- Urban Land.
- 5.WETLANDS: No wetlands exist on the site.

SITE DEVELOPMENT INFORMATION

- 1.LOT SIZE: The entire site contains 7.64 acres. This proposal includes 44 lots ranging from 1,280 square feet to 5,600 square foot and an approximate 5.17 acre common area lot.
- 2.PROPOSED BUILDING SIZE: There are eight buildings proposed ranging from 5,600 square feet to 24,000 square feet. The proposed lots are located within the proposed buildings.
- 3.PROPOSED BUILDING HEIGHT: The maximum AIP building height is 45 feet, the maximum building height proposed is 24 feet.
- 4.PARKING: The parking spaces required are 205 spaces, the parking spaces provided are 205.
- 5.SETBACKS:

	Front	L. Side	R. Side	Rear
Required	30 feet	20 feet	20 feet	30 feet
Proposed	35 feet	46 feet	70 feet	35 feet
- 6.VARIANCES REQUESTED: None.
- 7.LANDSCAPING AREA: The applicant provided a landscaping plan as part of this submittal. The applicant is proposing 45,400 square feet of landscaping on site.

BACKGROUND:

The subject parcels were created by the recordation of the Ormsby County Industrial Airpark on August 20, 1968 specifically map # 318. The subject parcels were later identified on the amended official plat for the Carson City Industrial Airpark, specifically map # 363. It appears that the subject parcels configuration has not changed since the recordation of the initial plat.

On December 6, 2005 a Major Project Review (MPR-05-271) was completed by staff regarding the proposed industrial project. The applicants request includes the subdivision of the subject property in order to create parcels to sell as individual units within the industrial center. City comments were provided to the applicant at that time.

On March 2, 2006, the applicant submitted the required Tentative Map application (TSM-06-031). At that time the Tentative Map was deemed incomplete due to additional information required related to the Conceptual Drainage Study provided.

On November 8, 2006 the applicant re-submitted the required Tentative Subdivision Map application. The proper drainage study data was submitted and the applicant met with Tom Grundy and Robb Fellows to discuss the Goni Wash Letter of Map Revision Status and impacts to the proposed Arrowhead Business Park.

DISCUSSION:

The subject site is located in the northern portion of Carson City within the Air Industrial Park. This area of the Air Industrial Park has been evolving into a highly landscaped industrial center. A Tentative Subdivision Map is required to create the number of parcels that are desired by the applicant. The applicant indicates that the property will be divided into 44 individual parcels and one remainder parcel on 7.84 acres. This proposal includes lots ranging from 1,280 square feet to 5,600 square feet and one approximately 5.17 acre common open space area lot.

The creation of individual industrial parcels will have no other impact to the development of the site, than to allow the current property owner to develop an industrial project to sell individual industrial units within the center.

As noted above, NRS 278.325 contains provisions for the subdividing of commercial and/or industrial properties. Specifically, the law allows the creation of individual parcels by records of survey once a final map showing the exterior commercial subdivision boundary has been recorded. This allows a property owner to create individual parcels for sale within the commercial subdivision without further reviews.

The applicant has identified small business owners, such as painting, plumbing, electrical, sheet-metal, general contractors and small manufacturing companies as potential buyers. It is known that these businesses typically lease or rent space, but have the desire to own their own business property. This tentative map will allow the ownership to take place. The benefit to Carson City is that these small business owners can afford to stay within the City where most of their business is conducted.

Staff believes that the intent of the minimum parcel size requirement and the requirements of the tentative industrial subdivision map have been met, subject to the recommended conditions of approval. The recommended conditions of approval include requirements to ensure that the industrial center continues to function as a single unit with requirements for shared access, parking, landscaping, drainage and maintenance.

Summary:

This proposal is in conformance with the Master Plan and is in conformance with the Zoning Ordinance (Title 18) as demonstrated by this application. The proposal is consistent with a number of goals and policies that support diverse employment opportunities with multiple opportunities for industry, business support and recruitment.

With the recommended conditions of approval, the findings to grant approval have been met. Therefore, it is recommended that the Planning Commission recommend to the Board of Supervisors approval of TSM-06-031 based on the required findings as noted below the comment section.

AGENCY COMMENTS:

All comments from various city departments and agencies which were received as of December 8, 2006, are attached to this report and summarized below:

The Carson City Engineering Department had a number of comments that are included in the conditions and attached with their memo.

The State of Nevada Division of Environmental Protection

1. Supply "Will Serve" or "Intent to Serve" letters from the water and wastewater utilities.
2. A stormwater authorization letter must be obtained from the Nevada Division of Environmental Protection (NDEP).

The Carson City Fire Department

1. This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.
2. Ingress and egress shall meet the minimum design criteria of 20' wide roadways with a 13' 6" unobstructed height.
3. Fire flow shall be calculated using the International fire code 2003 edition.
4. Sprinkler systems are required in all structures with a $\geq 5,000$ square feet.
5. Addressing including monument signs shall be approved by the Carson City Fire Department and the GIS division of Carson City.

PUBLIC COMMENTS:

Public notices were mailed to 31 adjacent property owners within 770 feet of the subject site. No comments in favor or opposition of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 20, 2006, depending on their submittal date to the Planning and Community Development Division.

Tentative Commercial Subdivision Map: Staff recommends approval of the Tentative Commercial Subdivision Map based on the findings below pursuant to CCMC 17.05 (Tentative Maps) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

1. The project complies with applicable environmental and health laws and regulation concerning water and air pollution, the disposal of solid waste, water supply and sewage disposal.

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

2. Adequate water that meets applicable health standards is available in sufficient quantity to serve the subdivision.

The proposed subdivision will have no effect on provision of water to the site, which is adequate to serve the industrial center.

3. Adequate utilities are available and accessible to serve the subdivision.

Water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.

All other utilities are available in the vicinity. Utility extensions from Arrowhead Drive will be necessary to serve this development.

4. Adequate public services such as schools, police protection, transportation, recreation and parks are available and accessible to serve the subdivision, including adequate availability and accessibility of water and services for the prevention and containment of fires.

A Conceptual Drainage Study and a Project Impact Statement were both submitted for review by the Development Engineering Division, which were completed November 2006 by Silver State Consultants for Arrowhead Business Park.

The Carson City Sheriff's Department will provide police protection for the proposed subdivision. The Sheriff's Department is located at 901 E. Musser and this development is in patrol beat number two.

Fire protection will be provided by the Carson City Fire Department, Station #2. Fire Station #2 is located at 2400 College Parkway.

Mail service will be provided by the Carson City Postal Service. Coordinate with the local postmaster for details and locations of mailboxes.

5. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

*The proposed industrial subdivision is **not** adjacent to public lands, and is therefore not required to provide access to those lands.*

6. The subdivision conforms with the zoning ordinance and master plan.

The subdivision and construction of the industrial project will comply with the zoning ordinance and master plan and is a primary permitted use in the Air Industrial Park zoning district and the Industrial (I) Land Use Designation.

The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial uses, providing accessory airport and support services, excluding unscreened outdoor storage.

The Industrial land use designation is intended to provide locations for light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, airport-related industrial, and a wide range of other industrial services and operations. Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.

Industrial uses should generally be located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. Industrial sites should have access to one or more major arterials or highways capable of handling heavy truck traffic.

The proposed industrial subdivision will have an access from Ryan Way directly to the Arrowhead Drive arterial in addition to a future secondary access from Petro Way.

Storage, loading and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets. All activities proposed in this development will be conducted within a building. The applicant has designed the proposed project to have the loading /unloading areas primarily on the interior of the site. The site has also been designed to have periphery landscaping that will assist in the screening along all boundaries.

5.1b—Business Support and Recruitment

Use available tools and programs, such as the Northern Nevada Development Authority's Business Retention Program and UNR's Small Business Development Center and its graduate School of Business, to support existing businesses and to recruit new, well-established companies to the community. Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community and promote expansion and recruitment of industries that offer career opportunities for both secondary and post-secondary school graduates.

As noted above, this project will allow for the recruitment of industries and future employers in the community and will promote expansion by allowing the opportunity for ownership of the proposed parcels. The applicant has also designed a range of sizes that will also be beneficial for the persons interested in a range of business opportunities.

5.1c—Diverse Employment Opportunities

Promote diverse job options and entrepreneurial opportunities for persons interested in full-time or part-time employment or desiring to own their own business.

The proposed development has the potential to offer entrepreneurial opportunities for persons interested in owning their own business.

5.1d—Industrial Specializations

Identify, develop and enhance multiple industrial specializations. Improve opportunities for productive employment in key sectors, including, without limitation, those already present in Carson City.

5.1h—Diversity of Industry

Emphasize diversity of industry toward those sectors that demonstrate a steady employment pattern, avoid seasonal layoffs, and withstand cyclical downturns of the economy.

The proposed development can improve industrial specializations and provide diversity of industry.

7. The subdivision generally conforms with the City's streets and transportation plan.

Adequate access and streets are provided to serve the development. The proposed subdivision will have no adverse impact on streets.

The proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.

8. The effect if the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Adequate access and streets are provided to serve the development as indicated in the prior special use permit approval for development of the site. The proposed industrial subdivision has no additional impact on streets.

9. The subdivision will have little or no detrimental effect on physical characteristics of the land such as flood plain, slope and soil.

The subdivision of the property will have no effect on the physical characteristics of the approved industrial development.

The physical characteristics of the area do not preclude the development as proposed.

10. The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348 inclusive.

The proposed subdivision has addressed those entities associated with NRS 278.330 thru 278.348.

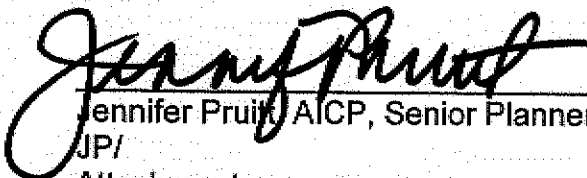
11. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires in wild lands.

This project shall meet all codes and ordinances pertinent to the building type and occupancy classification as required by the Fire Department.

12. Recreation and trail easements.

The proposed industrial subdivision is not required and has not provided recreation and or trail easements as a part of the proposed project.

Respectfully submitted,
DEVELOPMENT SERVICES, PLANNING AND COMMUNITY DEVELOPMENT DIVISION



Jennifer Pruitt, AICP, Senior Planner
JP/
Attachments

Application (TSM-06-031)
Engineering Division comments
Fire Comments
Division of Environmental Protection comments

RECEIVED

FEB 15 2006

CARSON CITY COMMUNITY DEVELOPMENT

FOR OFFICE USE ONLY

TSM-05

TENTATIVE MAP FOR A SUBDIVISION

FEES: \$1,500 (plus \$10/lot over 25/lot)

SUBMITTAL PACKET

TSM-06-031

See checklist

Application Reviewed and Received By:

Shadi Hammad

RC Date:

March 2006

BOS Date:

Carson City Planning and Community Development
2821 Northgate Lane, Suite 625, Carson City, NV 89706
Phone: (775) 897-2180 E-mail: plandep@ci.carson-city.nv.us
832-5626

APPLICANT: ARROW HEAD BUSINESS PARK LLC PHONE #

MAILING ADDRESS, CITY, STATE, ZIP: 1401 GOLDFIELD CC, NV 89701

ENGINEER: SILVER STATE CONSULTANTS PHONE # 891-1300

MAILING ADDRESS, CITY, STATE, ZIP: P.O. 21675 CC NV 89721

PROPERTY ADDRESS, CITY, STATE, ZIP: 4500 RYAN WAY CC NV

PRESENT ZONING: AJP APN(S): 008-408-26
008-403-10

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Subdivision on property situated at: 4500 RYAN WAY

The required modifications to Carson City's Land Use Regulations are as follows: NONE

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statement are true and correct to the best of my knowledge and belief. (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature: *Shadi Hammad*

Date: Feb. 15, 2006

PROPERTY OWNER'S AFFIDAVIT

I, DELVIS PERCO, 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: *Delvis Perco* Address: 1401 GOLDFIELD CC 89701 Date: 2/15/06

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

STATE OF NEVADA
COUNTY CARSON CITY

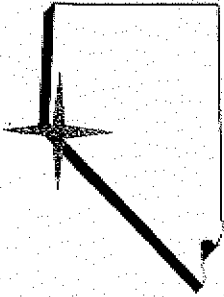
On 2-15 2006 personally appeared before me, a notary public, C. Day, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: *[Signature]*



Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 04-90434-3 - Expires July 17, 2008

NOTE: In order to avoid unnecessary time delays in processing your develop project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call Planning and Community Development at (775) 897-2180.



SILVER STATE CONSULTANTS

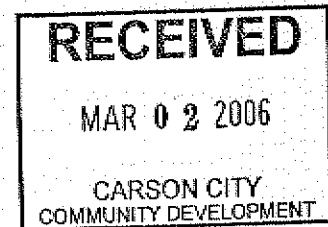
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

LAND USE PLANNING
CONSULTING

TSM - 06 - 031

March 2, 2006

Ms. Jennifer Pruitt
Carson City Development Services
Planning Department
Carson City, NV 89706



Re: Arrowhead Business Park - Tentative Map.

Dear Ms. Pruitt,

The attached revised Tentative Map addresses your redline comments dated February 23, 2006. Pursuant to your review comments I offer the following reply:

1. The legal description can be found on sheet one in the lower left corner,
2. The remainder lot is shown as Lot 46 (5.07 ac.) near the site entry,
3. There will be no perimeter fencing pertaining to our development. The only fences shown are the existing fences on the neighboring properties,
4. We have shown the existing property line that will be deleted in the mapping process,
5. Within the attached sheets is an example of the typical elevations of the proposed buildings.
6. The NRS 278.349 a-j are addressed on the map but for clarification I will further address as follows:
 - a. All applicable environmental and health laws will be adhered to. The disposal of solid waste will be through Waste Management Co.as stated on the map, and the water and sewer services will be provided by Carson City as stated on the map.
 - b. The available water supply is sufficient through the City system, the available fire flow is approximately 3800 gpm.
 - c. All utilities are available to the site via community easements in place.
 - d. All public facilities including schools, police protection, transportation, and recreation are available to potential occupants of this development.
 - e. The proposed development adheres to existing Zoning and Land Use designations.
 - f. The project conforms to the master plan of streets and highways.
 - g. The project will have a minimal impact on existing public streets. The development is within an existing industrial subdivision that was

P.O. BOX 21675 CARSON CITY NEVADA 89721
(775) 841-1300 fax: (775)841-1311

recorded in 1971. The anticipated impacts on peak hour traffic in less than 80 trips.

- h. The existing site is within the 100 year floodplain, slopes approximately 2% to the south and contains well drained soils.
- i. The recommendations and comments of the reviewing entities will be incorporated into the project when the Planning Commission and Board of Supervisors comment.
- j. Adequate fire protection services will be available upon development of this project. Existing fire flows in the area are approximately 3800 gpm.

Please contact this office if you require further clarification regarding or comments.

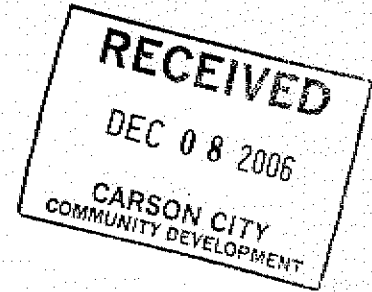
Regards,



Julio R. Sandoval, P.E.



MEMORANDUM



DATE: December 8, 2006
TO: Jennifer Pruitt – Planning
FROM: Tom Grundy – Engineering *TC*
RE: TSM 06-031 Arrowhead Business Park
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

GENERAL: The Engineering Division has considered the elements of NRS 278.349, the Carson City Municipal Code and the Carson City Development Standards in its review of the tentative map described above.

This recommendation for 'approval with conditions' from the Engineering Division is based on conceptual level analysis that indicates the development as proposed will currently meet or will meet with concurrent improvements, prior to final map approval, Nevada Revised Statutes, the Carson City Municipal Code and the Carson City Development Standards. With the request for final approval of any and all phases, detailed engineering analysis addressing the following issues and recommending system improvements will be submitted to the Engineering Division.

FINDINGS: The Conceptual Findings by the Engineering Division are:

(a) *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

(b) *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;*

Water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.

(c) *The availability and accessibility of utilities;*

All other utilities are available in the vicinity. Utility extensions from Arrowhead Drive will be necessary to serve this development.

(d) *General conformity with the governing body's master plan of streets and highways;*

The proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.

(e) *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;*

In general, the development will not cause adverse impacts to the existing street system.

(f) *Physical characteristics of the land such as floodplain, slope and soil.*

The physical characteristics of the area do not preclude the development as proposed.

RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

A. Specific Revisions to the Tentative Map:

1. The revised map shall be reviewed and signed by the Planning Director and City Engineer.
2. The tentative map shall show the completion of the paving of Ryan Way.
3. The tentative map shall show the extensions of water and sewer mains to serve development.
4. The tentative map and the final map shall contain the following note. "Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces."
5. The tentative map and final map shall clearly delineate which areas are reserved for flood flow passage between buildings.
6. The tentative map and the final map shall include the following note to restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings:
"Storage, mounting of equipment and all other non vehicular uses are not permitted in areas reserved for flood flow passage between buildings".
7. The tentative map shall show the complete water and sewer layout.

B. Specific Conditions to be included in the Design of the Improvement Plans:

1. Paving of Ryan Way, including the cul-de-sac is required. These improvements shall be shown on the improvement plans.

2. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
3. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
4. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their predeveloped condition, in accordance with CCDS 14.1.8.
5. The storm drainage design will need to consider routing of the potential upstream 100-year flood through the site. A minimum value of 500 cfs shall be assumed to enter the site along the north property line.
6. Building finish floors shall be set to one-foot above the 100-year flood plain using a modified flow of 500 cfs. Elevation certificates and supporting documents shall be submitted with improvement or building permit applications.
7. In accordance with CCDS 15.3 offsite water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
8. A water main extension is required to serve the project. Water shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
9. A sewer main extension is required to serve the project. Sewer shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
10. Coordinate with the local postmaster for details and locations of mailboxes.
11. All parking areas shall comply with Carson City Standard Detail C-3.0.
12. A grading plan which complies with Division 19 is required.
13. An erosion control plan is required.
14. All water sewer and storm drain systems shall comply with City standards.

C. Conditions to be Completed Prior to Submitting for Construction Permit or Final Map

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. The applicant shall obtain a dust control and stormwater pollution prevention permit from

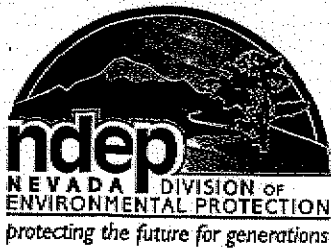
the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

D. General Conditions

1. Completion of the paving of Ryan Way, including the cul-de-sac is required.
2. Extensions of water and sewer mains are required to serve the development.
3. The project shall not interfere and alter the flow path of existing channels upstream and downstream of the project, unless the respective property owners agree to allow modifications.
4. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.\
5. Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces.
6. The final map shall restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings.
7. A storm water flow of 500 cfs shall be assumed to enter the site form the north property line for all calculations.
8. All onsite water, sewer and storm drain systems shall be privately maintained.

DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed PUD:

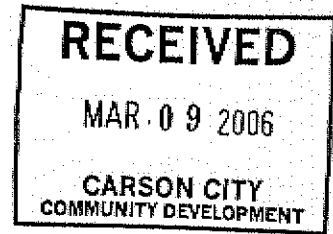
- A sewer main extension from Arrowhead Drive is necessary to serve the project.
- A water main extension from Arrowhead Drive is necessary to serve the project.
- Open channel storm drainage improvements include preservation of existing on-site drainage ways may be required.
- The restriction of storage and non-vehicle use in areas reserved for flood flow passage between buildings is necessary to allow flood water conveyance during storms.



STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator

March 4, 2006
WALTER A. SULLIVAN
COMMUNITY DEVELOPMENT DEPARTMENT
2621 NORTHGATE LANE SUITE 62
CARSON CITY NV 89701



Re: Tentative Map
Arrowhead Business Park
46 lots in Carson City

Dear Mr. SULLIVAN:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that Carson City commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Clifford M. Lawson, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:
RICH DREW Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, 901 South Stewart Street Carson City 89701
Engineer: SILVER STATE CONSULTANTS P.O. Box 21675 Carson City, NV 89721
Developer Name: PACIFIC RIM ASSET GROUP INC 1401 Goldfield Ave Carson City, NV 89701

Control No. 8194



MEMORANDUM

DATE: November 14, 2006

TO: Planning and Community Development
Jennifer Pruitt
Arrowcreek Business Park, LLC
c/o Louis Pierce
4500 Ryan Way
CC, NV

FROM: Bruce Van Cleemput Assistant Chief/Fire Marshal

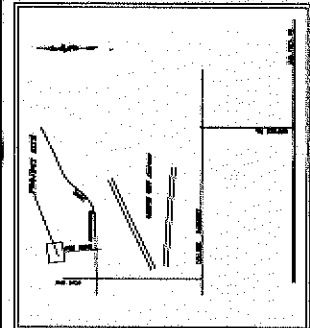
SUBJECT: TSM-06-031 APN 008-403-10, -26 Arrowcreek Bs. Park

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

- This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.
- Ingress and egress shall meet the minimum design criteria of 20' wide roadways with a 13' 6" unobstructed height.
- Fire flow shall be calculated using the International fire code 2003 edition.
- Sprinkler systems are required in all structures with a $\geq 5,000$ square feet.
- Addressing including monument signs shall be approved by the Carson City Fire Department and the GIS division of Carson City.

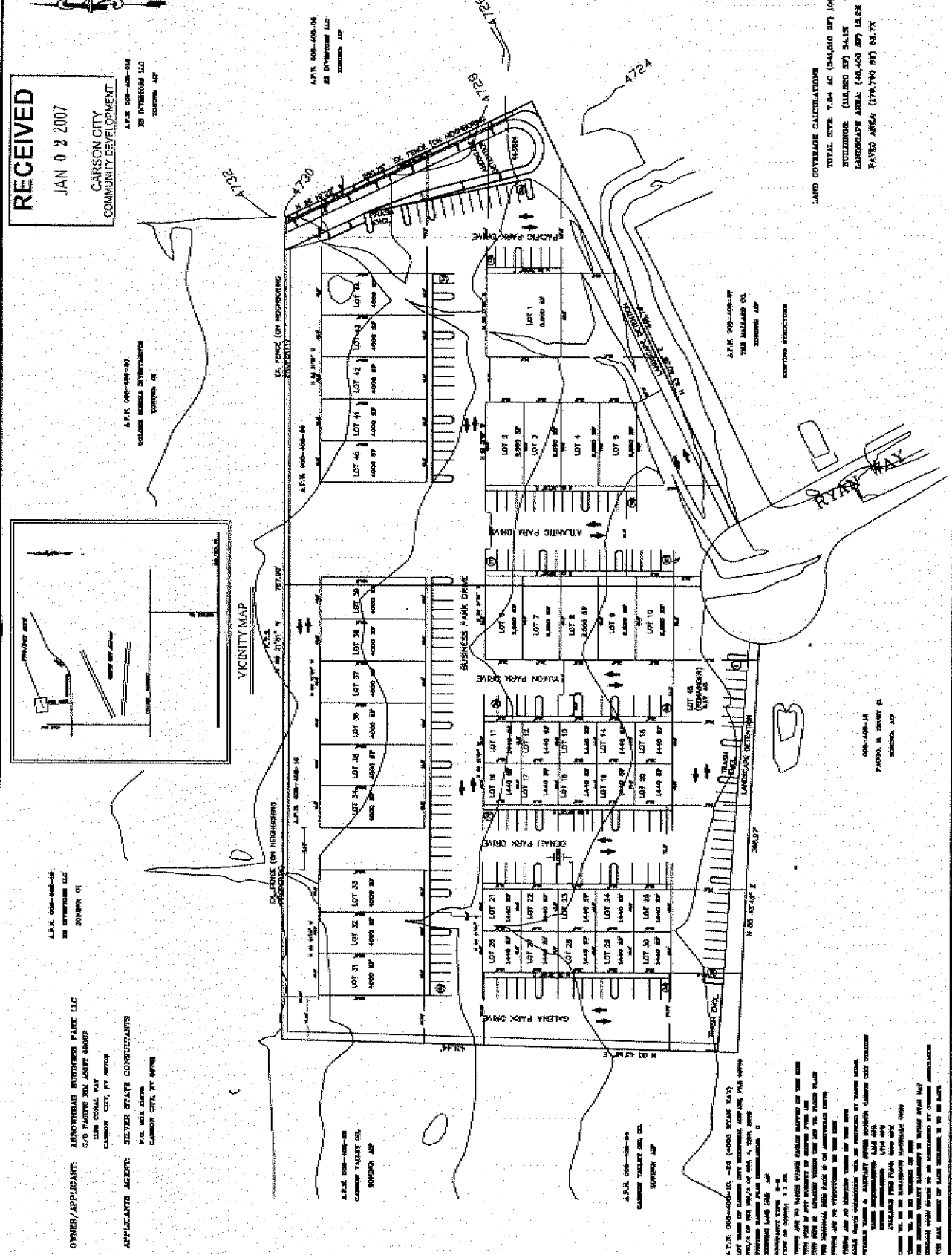
This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.

RECEIVED
 JAN 0 2 2007
 CARSON CITY
 COMMUNITY DEVELOPMENT



OWNER/APPLICANT: ARROWHEAD BUSINESS PARK LLC
 570 PACIFIC BLDG LOBBY GROUP
 1300 CONNELL WAY
 CARSON CITY, NV 89401

APPLICANTS AGENT: STEVEN STATE CONSULTANTS
 P.O. BOX 2878
 CARSON CITY, NV 89401

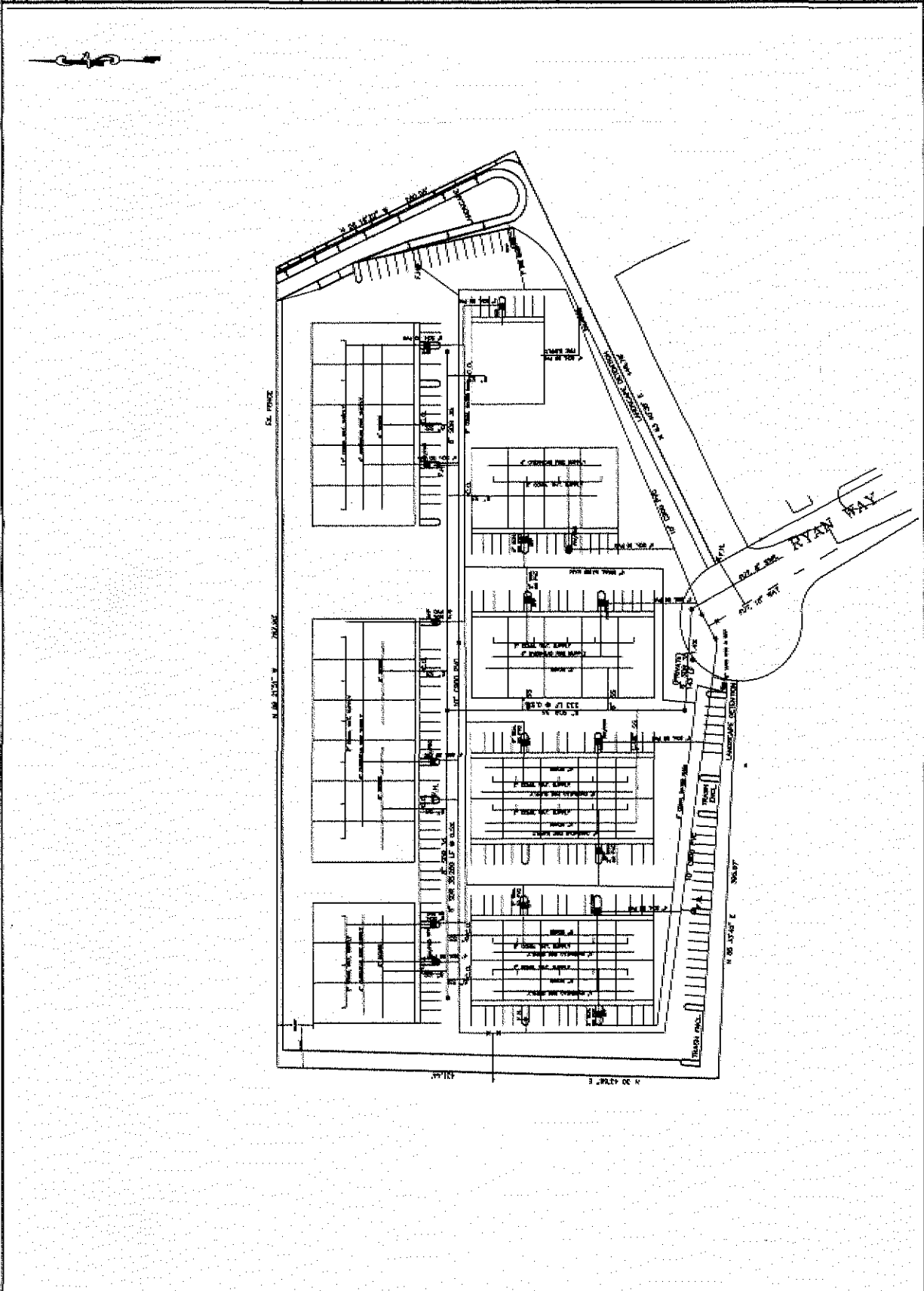


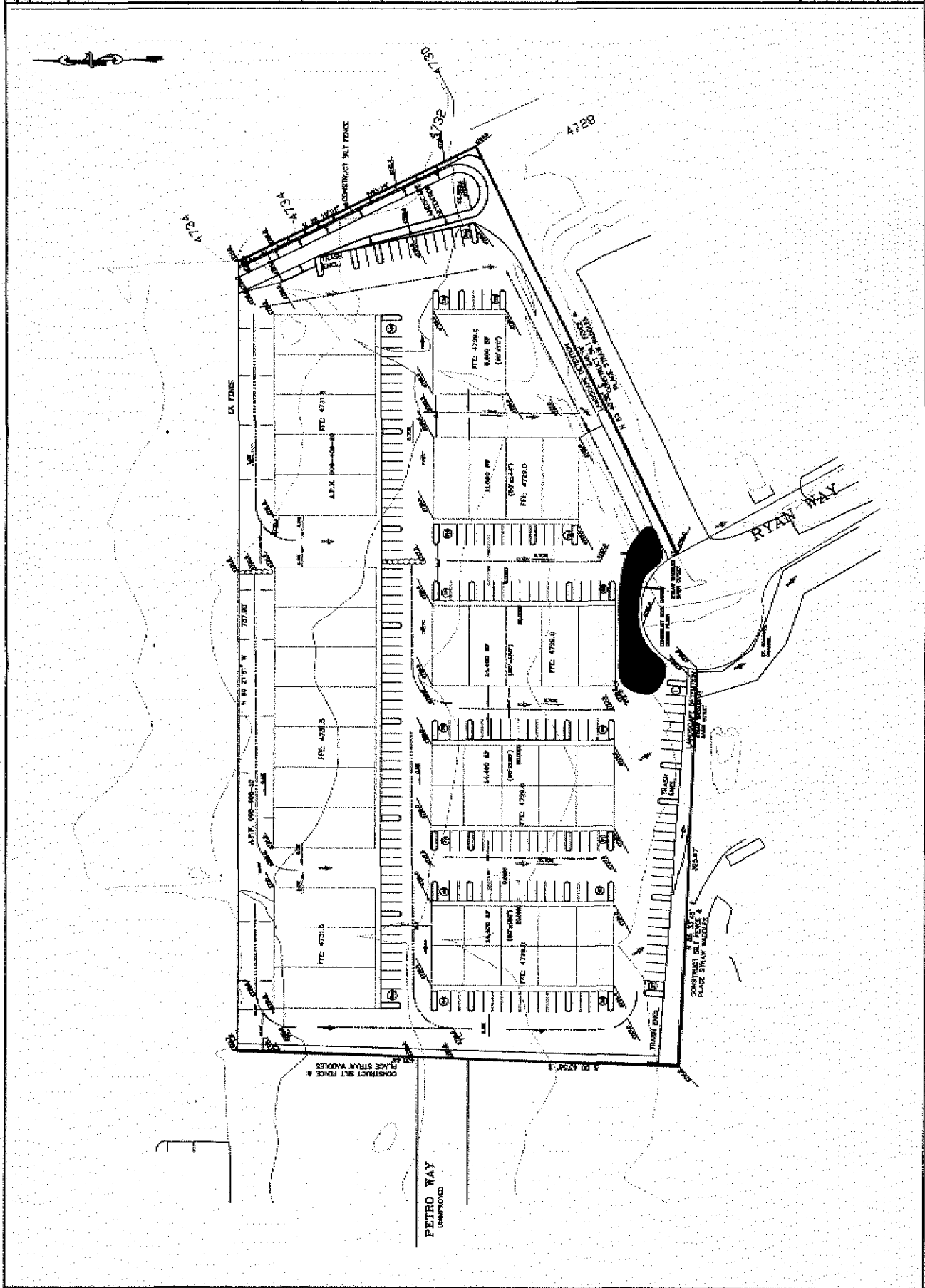
LAND COVERAGE CALCULATIONS
 TOTAL SITE 7.54 AC (54,410 SF) 100.0%
 BUILDINGS (14,820 SF) 54.1%
 LANDSCAPE AREA (14,400 SF) 48.2%
 PAVED AREA (174,790 SF) 84.7%

A.P.S. 000-000-00-00 (4000 SQFT MAX)
 LOT NUMBER OF CANNOT EXCEED OCCUPANCY, LANDSCAPE AND PAVED AREA OF THE MAP/A OF THIS MAP. THERE ARE NO OTHER REQUIREMENTS FOR THIS SUBDIVISION.

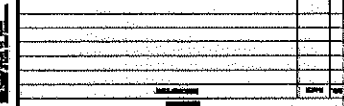
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<p>CARSON CITY TENTATIVE MAP FOR ARROWHEAD BUSINESS PARK LIGHT INDUSTRIAL SUBDIVISION UTILITY PLAN</p>		<p>STATE ENGINE EXAMINER</p>	<p>DATE: _____</p>	<p>SCALE: _____</p>	<p>PROJECT NO. _____</p>	<p>DATE: _____</p>	<p>BY: _____</p>	<p>REVISIONS:</p>	<p>DATE: _____</p>	<p>BY: _____</p>
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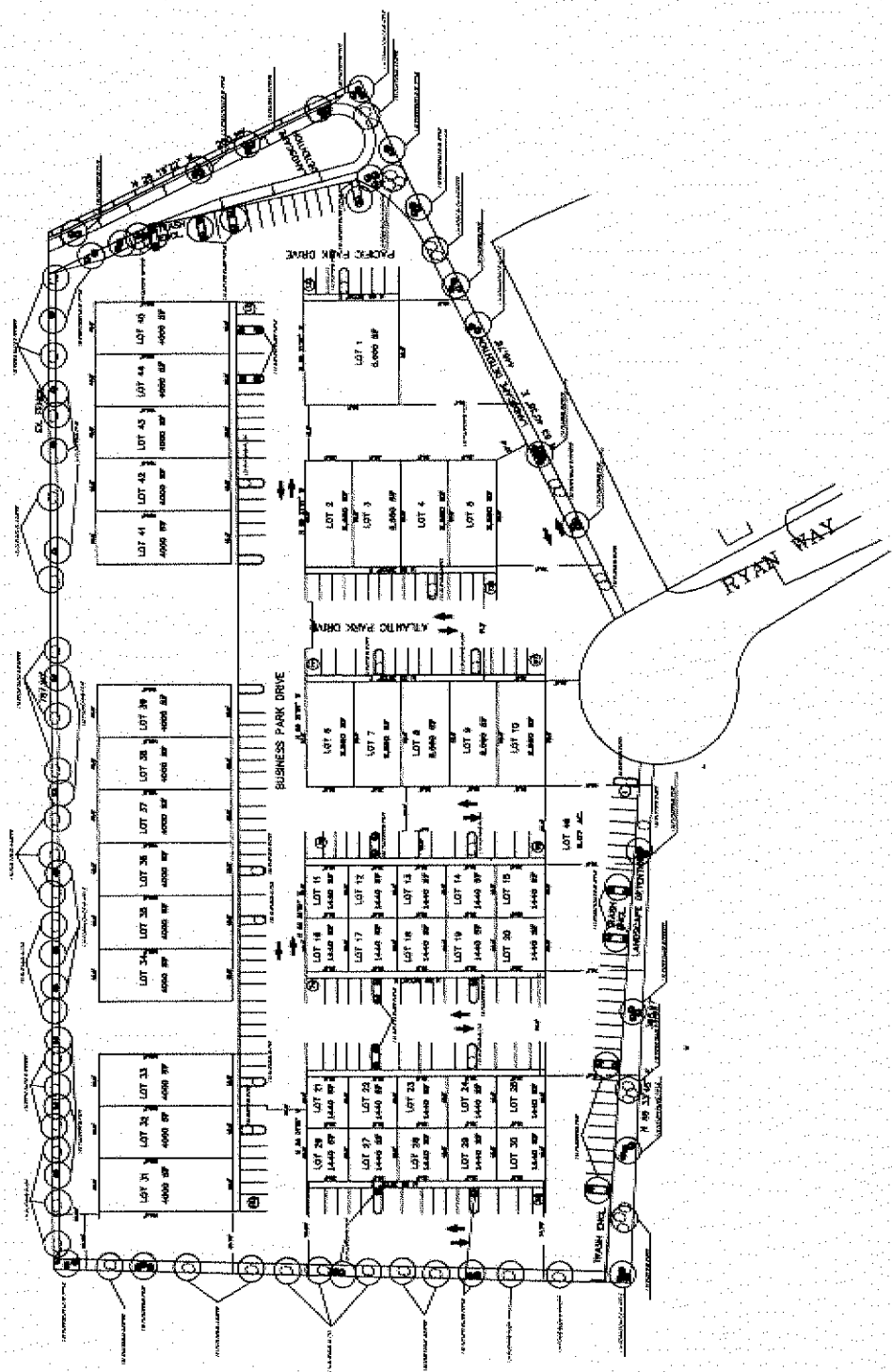


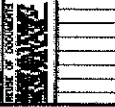
RYAN WAY
20050202
DATE OF REVISION
20050202



CARSON CITY
INDICATIVE MAP FOR
ARBOREHEAD BUSINESS PARK
LIGHT INDUSTRIAL SUBDIVISION
LANDSCAPING PLAN

PROJECT NO. 20050202
DATE 11/20/05
SCALE 1" = 40'
SHEET NO. 25
SHEET TOTAL 4
SHEET NO. 4



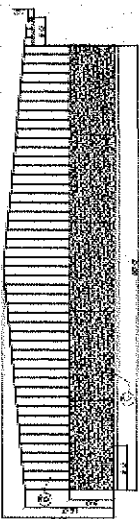
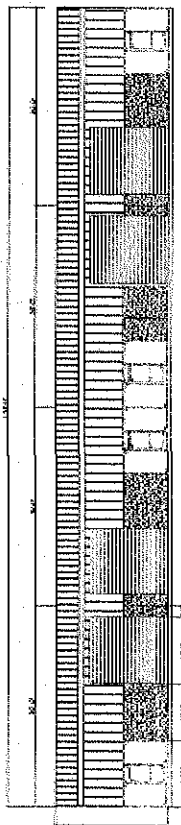
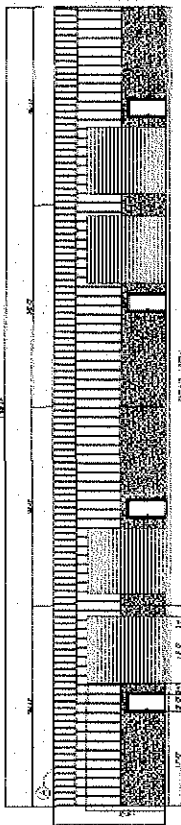


DATE	12-15-78
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN
TITLE	CONCEPTUAL PLANS FOR
ARROWHEAD BUSINESS PARK	
CONCEPTUAL PLANS FOR	
ELEVATION PLAN	

SILVER STATE CONTRACTORS
 1801 WEST WASHINGTON STREET
 LAS VEGAS, NEVADA 89102
 TEL. 755-1111

CARSON CITY
 CONCEPTUAL PLANS FOR
 ARROWHEAD BUSINESS PARK
 ELEVATION PLAN

DATE 8-24-78
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 SCALE AS SHOWN
 SHEET 7
 OF 8 SHEETS



BUILDING SIZE-144' X 80'
 TOTAL sq. ft. 11,520
 PER UNIT= 2,880 sq. ft.

- (A) ROOF LONGSPAN METAL ROOFING
 COLOR-EVERGREEN
- (B) WALL SIDING
 COLOR-GRAY CONCRETE TILT-UP PANELS
- (C) METAL TRIM
 COLOR-EVERGREEN
- (D) METAL CORNER EDGE AND SIDING TRIM
 COLOR-EVERGREEN