

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 27, 2019

FILE NO: SUP-19-006

AGENDA ITEM: E.4

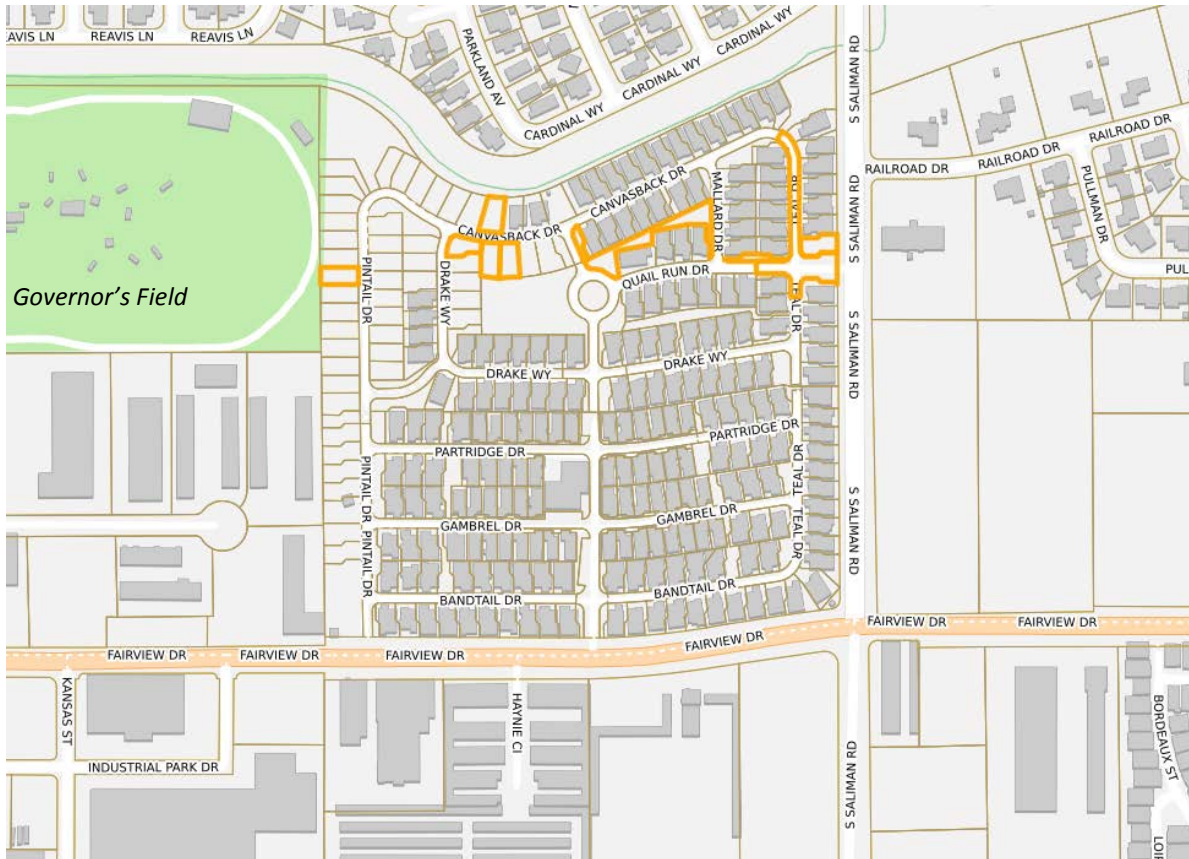
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit to allow for advertising signage in excess of what is allowed by Carson City Municipal Code, in conjunction with a two (2) unit model home complex in the existing Capital Village Subdivision. The Capital Village Subdivision is located at the northwest corner of Fairview Drive and S. Saliman Road, APN's 009-813-01; 009-815-01; 009-813-22; 009-803-01; 009-804-01; 009-816-01; 009-832-29; 009-831-12; 009-831-22; 009-831-23; 009-832-42. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing signage, in excess of what is allowed in Division 4.7 of Carson City Development Standards. Division 4.6.5 of the Development Standards allows for variations from certain standards and regulations subject to approval of a Special Use Permit.

RECOMMENDED MOTION: “I move to approve SUP-19-006, based on the findings and subject to the conditions of approval contained in the staff report.”

VICININTY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved site development plan.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the Planning and Community Development Department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be reschedule for the next planning commission meeting for further consideration.
5. Sign placement must meet the Carson City Development Standards (CCDS) for minimum sight distance given CCDS Division 12, Table 12.2.
6. The approval of this Special Use Permit is limited to the signage and does not include approval of a temporary tract sales office. If a temporary sales tract office is proposed in the future, the developer shall apply for a Special Use Permit for the use.
7. The maximum number, sizes, and location of flags, banners and other advertising signage is limited to that shown in the amended application package dated January 28, 2019. The banner proposed on the western boundary must be located on the wood fence that is owned and maintained by the applicant. The applicant is prohibited from placing a banner on the chain link fence on the western boundary of the subdivision as the fence is owned and maintained by the Carson City Parks, Recreation & Open Space Department.
8. Prior to installation of signage, the developer shall obtain a sign permit.
9. All signage shall be removed within 18 months of the approval of this Special Use Permit, or upon the sale of the last lot, whichever comes first.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), Development Standards Division 4 (Signs)

MASTER PLAN DESIGNATION: Medium Density Residential

PRESENT ZONING: Mobilehome-6,000 Planned Unit Development

KEY ISSUES: Will the proposed advertising signs be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Community and Mobilehome 6,000 / California Trail and Single Family residences

EAST: Single Family-21,000 and Light Industrial / Single Family Home, Church, and vacant

WEST: Public Regional and Light Industrial / Public Park and Industrial building
SOUTH: Mobilehome 6,000 / Single Family Homes

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X shaded (0.2% Annual Chance Flood Hazard); X-unshaded (outside the Special Flood Hazard Area); (1% annual chance flood where average depths are between 1 and 3 feet).

EARTHQUAKE POTENTIAL: Zone I, Severe

SLOPE/DRAINAGE: Site is flat

FAULT ZONE: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.09-0.12 acres in size

PROPOSED STRUCTURE SIZE: Signs will vary in size from 9 square feet to 43.6 square feet

VARIANCES REQUESTED: None

PREVIOUS REVIEW:

P-98/99-1- March 18, 1999 Board of Supervisors approved Heritage Park at Quail Run PUD allowing for the development of 222 lots.

U-00/01-19- November 29, 2000 Planning Commission approved Special Use Permit for a temporary tract sales office in a model home complex.

MPR-01/02-14- March 25, 2002 completed Major Project Review for Saliman Estates Planned Unit Development.

P-01/02-2- May 16, 2002 Board of Supervisors approved Saliman Estates/Capital Village Planned Unit Development for the development of 194 lots.

DISCUSSION:

The subject request is for a Special Use Permit to allow for advertising signage in excess of what is allowed by Carson City Municipal Code, in conjunction with a two (2) unit model home complex in the existing Capital Village Subdivision. The Capital Village Subdivision is located at the northwest corner of Fairview Drive and S. Saliman Road. The remaining, 41 undeveloped lots are located in the northwest corner of the subdivision, Phase 6. All properties, subject to this request are controlled by the applicant, Reno Sun LLC.

Division 4 of the Development Standards regulates signage. The purpose of Division 4 is to provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of Carson City. Division 4 contains provisions for signs within a residential zone; however, in the event the signage will not meet those requirements, a variation to the regulations and standards may be permitted subject to approval of a Special Use Permit.

The applicant has provided a conceptual layout and sample of the proposed signage. The proposed signs include the following:

- Two banners approximately 48 square feet in size. One to be located at the entrance and one along the eastern property line.
- One entry directional sign approximately 28.3 square feet in size to be located at the intersection of Quail Run Drive and S. Saliman Road.
- One double-sided directional sign approximately 44.6 square feet to be located at northeast corner of the development, along S. Saliman Road.
- Five directional signs approximately 9 square feet in size to be located in the interior of the development at the following locations:

- Northwest corner of Quail Run Drive and Teal Drive
- Northwest corner of Quail Run Drive and Mallard Drive
- Northeast corner of Quail Run Drive and Bob White Drive
- Southeast corner of Bob White Drive and Canvasback Drive
- North side of Canvasback Drive approximately 160 feet west of the intersection of Canvasback Drive and Bob White Drive.

Signage will provide advertisement and direction to the two proposed model homes and remaining vacant lots. The signage requires the Special Use Permit; however the model homes do not require a Special Use Permit because the applicant is not proposing an on-site sales tract office. These materials have been reviewed by the City staff, including Development Engineering. Staff comments have been incorporated as conditions of approval where appropriate. It should be noted, the Parks, Recreation, and Open Space Department owns and maintains the chain link fence on the western boundary. The Department will not allow the placement of the banner(s) on the Governor's Field fence. The applicant, however, owns and maintains a wood fence along the western boundary and plans to place the banner on the wood fence.

PUBLIC COMMENTS: Public notices were mailed to 94 property owners within 301 feet of the subject site on February 7, 2019. As of the writing of this report, no comments in support or in opposition of the request 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, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Comments have been incorporated as conditions of approval as necessary.

Parks, Recreation & Open Space:

The Parks, Recreation & Open Space Department has the following comments on the above referenced Special Use Permit application.

- 1) The applicant will not be allow to install/hang an advertising sign/banner on any City property or hang any advertising banners on the Governors Field chain link fences.
- 2) The sign's proposed location at the northeast corner of the development shall not block any views of on-coming traffic at the Linear Park Multi-use Path and Saliman Road crossing.

Engineering Division:

The Engineering Division has no preference or objection to the special use request and offers the following conditions of approval:

- *Sign placement must meet the Carson City Development Standards for minimum sight distance given in CCDS Div 12 Table 12.2.*

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5d) - Public Services

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

Attached Exhibit 1 (overview of signage), was such a small scale (1"=200ft) that it was impossible to determine proposed sign setbacks, and if certain signs might cause a visibility or safety issue. See above condition of approval on how this is being addressed.

Fire Department:

No comments.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

The subject property has a Master Plan designation of Medium Density Residential. The Medium Density Residential designation allows primarily for single family residences, but also allows for duplexes or townhomes on individual lots in a planned neighborhood setting. The Heritage Park/Saliman Estates/ Capital Village Planned Unit Development is a single family residential development that was previously approved with appropriate review by the Planning Commission and Board of Supervisors. The Special Use Permit is limited to advertising and directional signage for the promotion of the two proposed model homes and the remaining 41 lots within the development. The signs will be required to be removed within 18 months of the approval of this Special Use Permit or the upon the sale of the last lot, whichever comes first, ensuring compatibility with the neighborhood (Master Plan Policy 6.2a).

2. *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 request is limited to a Special Use Permit for advertising and directional signage for the

promotion of the two proposed model homes and remaining vacant lots. Due to the limited nature of the application, the signs will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The signs will be temporary with a requirement for removal of all signage upon the completion of the sale of the remaining lots. Additionally, the signs will require a sign permit(s) which will be reviewed for compliance with standards, including minimum sight distances.

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

The request is limited to a Special Use Permit for advertising and directional signage for the promotion of the two proposed model homes and remaining vacant lots. Due to the limited nature of the applications, the signs will not have a detrimental effect on vehicular or pedestrian traffic. Additionally, the signs will require a sign permit(s) which will be reviewed for compliance with standards for minimum sight distances, mitigating any potential impacts to vehicular traffic.

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 Planned Unit Development is a single family residential development that was previously approved with appropriate review by the Planning Commission and Board of Supervisors. The request is limited to a Special Use Permit for advertising and directional signage for the promotion of the two proposed model homes and remaining vacant lots. Due to the limited nature of the application, the request will not overburden existing public services and facilities.

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 request is limited to a Special Use Permit for advertising and directional signage for the promotion of the two proposed model homes and remaining vacant lots. As conditioned, the signage will meet the specific standards outlined in Title 18.

6. Will not be detrimental to the public health, safety, convenience and welfare.

Due to the limited nature of the request, the signs will not have a detrimental effect on the public health, safety, convenience and welfare. Additionally, the signs will require a sign permit(s) which will be reviewed for compliance with building standards and minimum sight distances.

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

As conditioned, requiring the signs meet minimum sight distance standards and requiring the applicant to obtain a sign permit, the project will not result in material damage or prejudice to other property in the vicinity.

Attachments:

City staff comments
Application SUP-19-006

Parks & Rec Comments

02/19/2019

SUP-19-006

Heather.....

The Parks, Recreation & Open Space Department has the following comments on the above referenced Special Use Permit application.

- 1) The applicant will not be allow to install/hang an advertising sign/banner on any City property or hang any advertising banners on the Governors Field chain link fences.
- 2) The sign's proposed location at the northeast corner of the development shall not block any views of on-coming traffic at the Linear Park Multi-use Path and Saliman Road crossing.

Thank you for the opportunity to review and provide comments on this project. If you have any questions about our comments, please let me know today.

VERN

Vern L. Krahn
Senior Park Planner

Carson City Parks, Recreation & Open Space Department

3303 Butti Way, Bldg #9

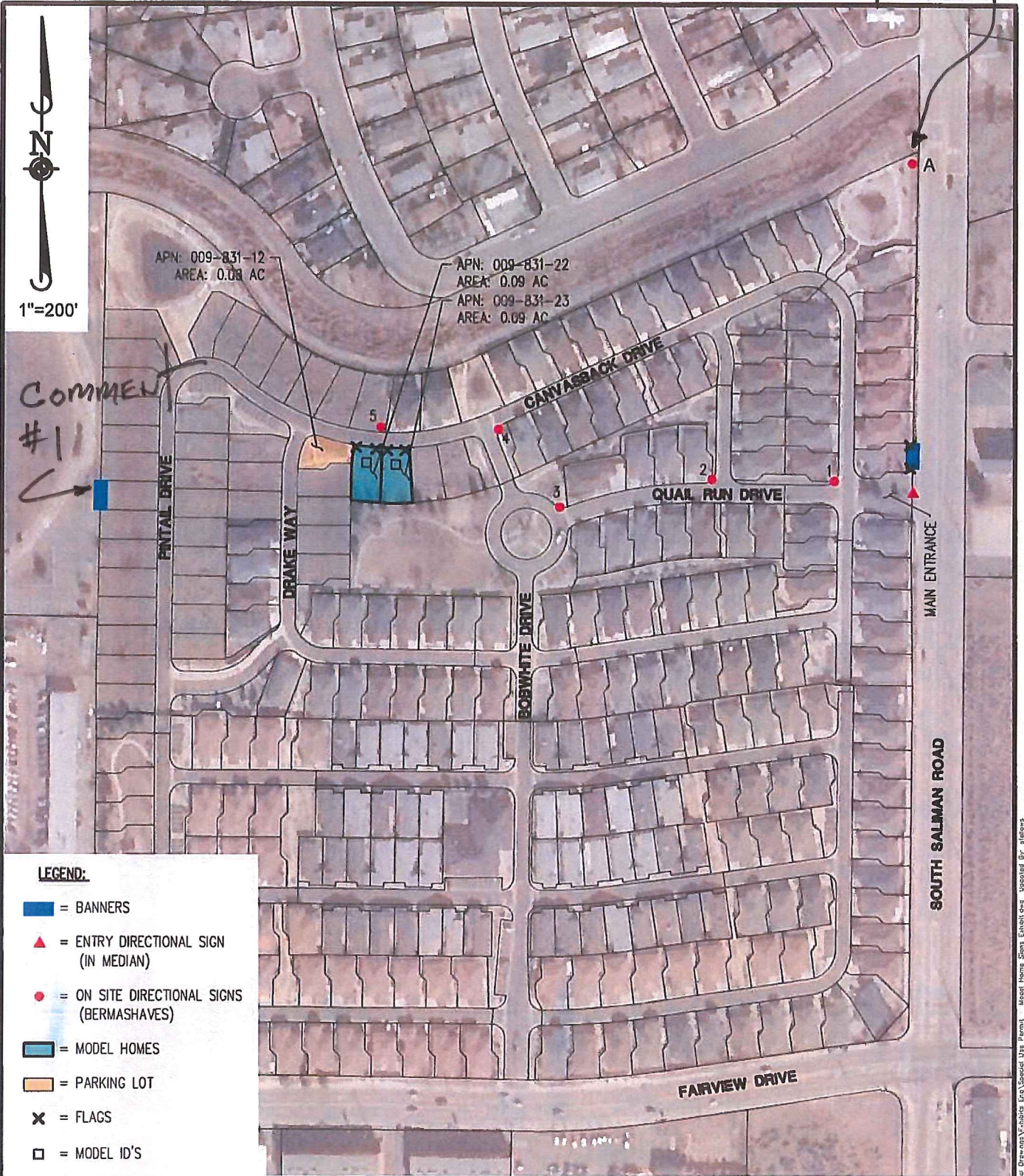
Carson City, NV 89701

Office Phone: (775) 887-2262 x 7343

Fax: (775) 887-2145

vkrahn@carson.org

COMMENT #2



LEGEND:

- = BANNERS
- = ENTRY DIRECTIONAL SIGN (IN MEDIAN)
- = ON SITE DIRECTIONAL SIGNS (BERMASHAVES)
- = MODEL HOMES
- = PARKING LOT
- = FLACS
- = MODEL ID'S

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Manhard
CONSULTING LTD

841 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-9800 fx:775-748-9880 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CAPITAL VILLAGE - SPECIAL USE PERMIT	
APN: 009-831-12, 009-831-22, 009-831-23	
SIGN PACKAGE AND TEMPORARY SALES OFFICE	
PROJ. MGR.: <u>KCK</u>	SHEET
DRAWN BY: <u>SDF</u>	EXHIBIT 1
DATE: <u>JAN 2019</u>	FHO.CCNV01
SCALE: <u>1"=200'</u>	

C:\Users\p\Documents\Jan\City\Drawings\Visible Eng\Special Use Permit - Model Home Sign Exhibit.dwg Uplosed By: sflores

Fire Department Comments

01/30/2019

Fire has no comments for SUP 19-006

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-19-006**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pott y, P.E. – Development Engineering Department
DATE: February 20, 2019

SUBJECT TITLE:

SUP 19-006 for Signs Associated with Capital Village Homes

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers the following conditions of approval:

- Sign placement must meet the Carson City Development Standards for minimum sight distance given in CCDS Div 12 Table 12.2.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5d) - Public Services

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

Attached Exhibit 1 (overview of signage), was such a small scale (1"=200ft) that it was impossible to determine proposed sign setbacks, and if certain signs might cause a visibility or safety issue. See above condition of approval on how this is being addressed.

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 18.02.080

SPECIAL USE PERMIT

FILE # SUP - -

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

*Due after application is deemed complete by staff

APPLICANT PHONE #
 Reno Sun LLC

MAILING ADDRESS, CITY, STATE, ZIP
 1701 West March Lane Sute D Stockton Ca 95207

EMAIL ADDRESS
 dsimas@florsheimhomes.com

PROPERTY OWNER PHONE #
 Reno Sun LLC 209-479-0522

MAILING ADDRESS, CITY, STATE, ZIP
 1701 West March Lane Sute D Stockton Ca 95207

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)

- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 009-831-22	Street Address 1185 Canvasback Dr. Carson NV 89701
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Project's Master Plan Designation SFR	Project's Current Zoning MH6-P	Nearest Major Cross Street(s) S Saliman Road and Fairview (395)
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

I, RENO SUN, 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 <u><i>[Signature]</i></u>	Address <u>1701 West March Lane Sute D Stockton Ca 95207</u>	Date <u>1/16/19</u>
-------------------------------------	--	---------------------

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY)

See attached Calif acknowledgment

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 or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin }
On Jan. 16, 2019 before me, M. Machado, notary public
Date Here Insert Name and Title of the Officer
personally appeared Randeep Bling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Machado
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit
Document Date: 1/16/19 Number of Pages: 7
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

The applicant states that all signage and advertising for the subdivision will be constructed with durable and long lasting material.

The subdivision has been approved with appropriate review of the proposed development of the sites, including surrounding property setbacks, lot coverage and connectivity to surrounding development. *Only advertising to promote the approved subdivision is under review with this application.*

2. 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.

This location will include the proposed model homes, flags, signs and banners.

Traffic will be directed to this area of the subdivision, where prospective customers will be able to look at the model homes on display. The location of the models should limit the traffic into other areas of the subdivision as well as surrounding properties.

Homes are an approved use of the land in this area and appropriate mitigation of impacts on surrounding properties was included in the overall approval of the subdivision. The proposed model homes, temporary tract sales office, parking area, flags, signs and banners are an appropriate method to advertise this development to allow it to be successful.

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

Traffic impacts to the surrounding properties will be limited, as traffic will be directed by the proposed signage to a specific area to view the model homes.

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 availability of appropriate utilities, schools, police and fire protection, public roads, storm drainage and other public improvements were reviewed in conjunction with the approval of the subdivision in this area. This request is to allow methods to enhance the sales of the home lots for this approved subdivision to prospective buyers, by directing them to this location by way of proposed flags, signs and banners to view the model homes on display. The development of the area as a subdivision has already been approved.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

With the approval of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The Advertisement of this project is not anticipated to be detrimental to the public health, safety convenience and welfare.

The subdivision has been approved to allow for development of these sites as dwellings. The supporting review for the approval of the subdivision was through another process. This review is to allow the developer the means to advertise this product to support sales of these homes to the public.

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

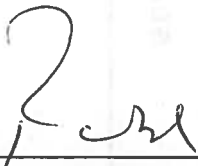
The installation of flags, signs and banners is appropriate to advertise this approved product to the public. No damage or prejudice to other properties in the vicinity is anticipated as a result of this portion of the development of the area.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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's Signature

RANDEEP BLING

Print Name

1/16/19

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan 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.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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 targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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 (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Project Description

The complete project, containing 41 infill lots, includes a two (2) unit model home complex in the existing Capital Village Subdivision. The Special Use Permit request is limited to the proposed signage package. The signage package is a standard marketing and information tool associated with all such complexes. At final buildout, the signage and marketing package will be removed.



1"=200'

APN: 009-831-12
AREA: 0.08 AC

APN: 009-831-22
AREA: 0.09 AC
APN: 009-831-23
AREA: 0.09 AC

PINTAL DRIVE

DRAKE WAY

BOBWHITE DRIVE

CANVASSACK DRIVE

QUAL RUN DRIVE








MAIN ENTRANCE

SOUTH SALMAN ROAD

FAIRVIEW DRIVE

A

LEGEND:

-  = BANNERS
-  = ENTRY DIRECTIONAL SIGN (IN MEDIAN)
-  = ON SITE DIRECTIONAL SIGNS (BERMASHAVES)
-  = MODEL HOMES
-  = PARKING LOT
-  = FLAGS
-  = MODEL ID'S

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

CAPITAL VILLAGE - SPECIAL USE PERMIT

APN: 009-831-12, 009-831-22, 009-831-23

SIGN PACKAGE AND TEMPORARY SALES OFFICE

PROJ. MGR.: KCK

DRAWN BY: SDF

DATE: JAN 2019

SCALE: 1"=200'

SHEET

EXHIBIT 1
FHO.CCNV01

02.34 Dwg Name: P:\h3cccnv01\Map\Drawings\Exhibits Eng\Special Use Permit - Model Home Signs Exhibit.dwg Updated By: rtdress



www.FlorsheimHomes.com 

43.5 in

89.6 in

118.8 in

Entry Directional Sign In Median

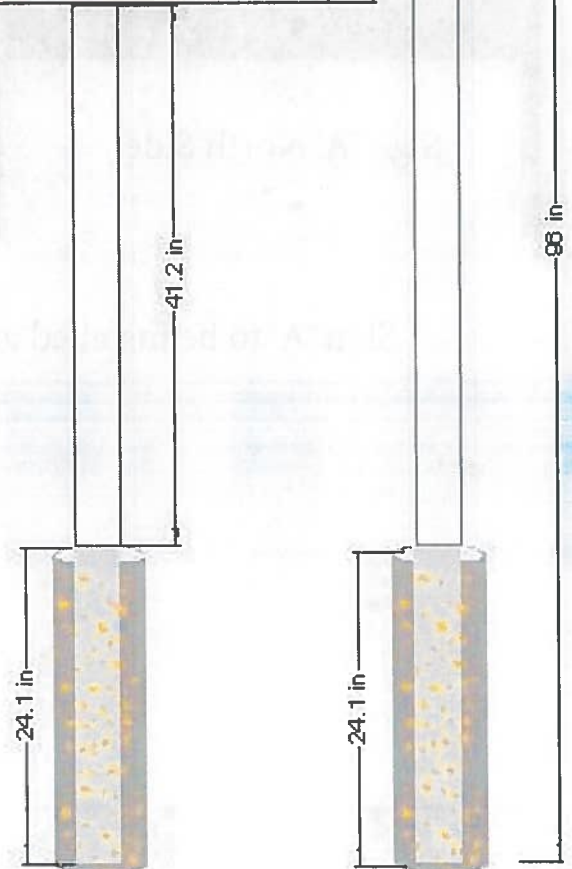
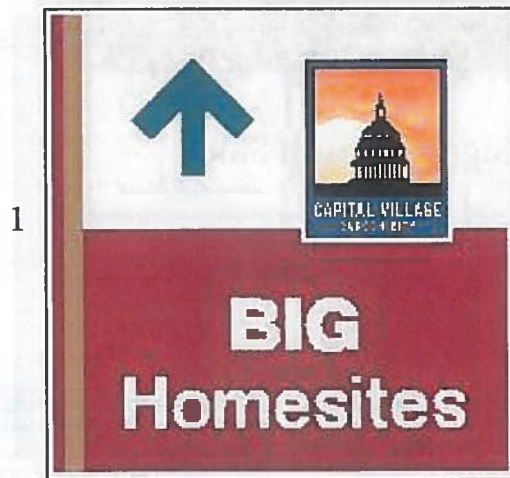
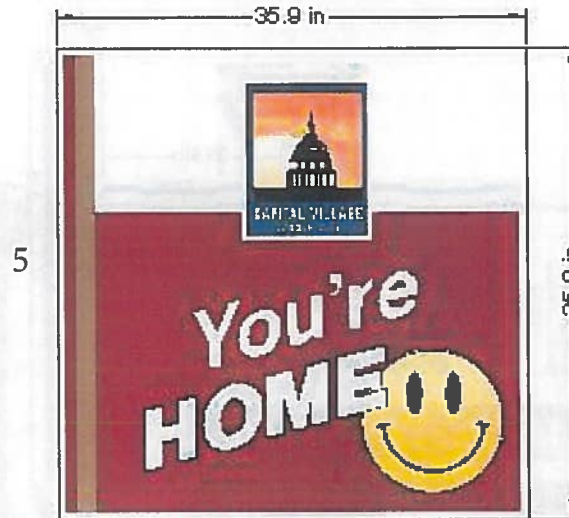
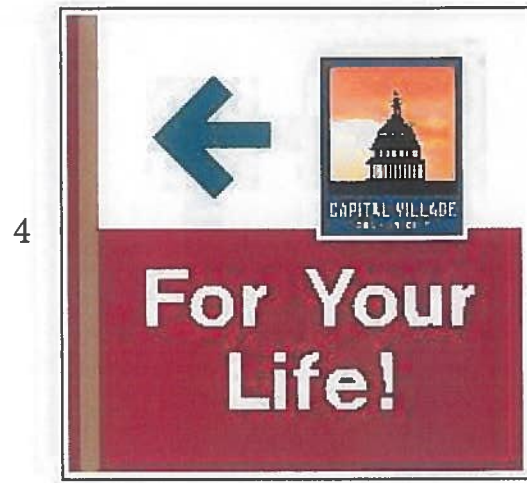
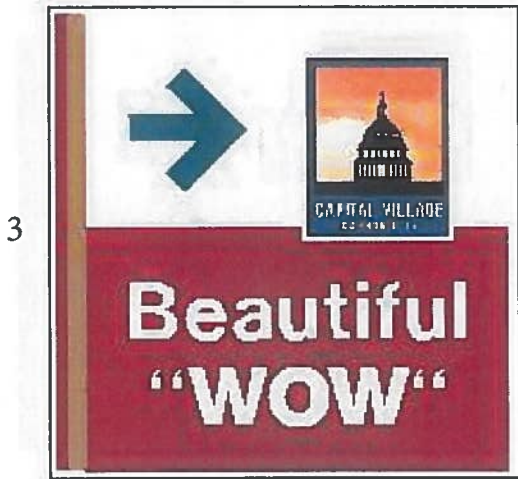
30 in

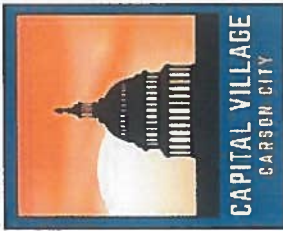


Sign 'A' North Side

Sign 'A' South Side

Sign 'A' to be installed at northeast corner of the property.

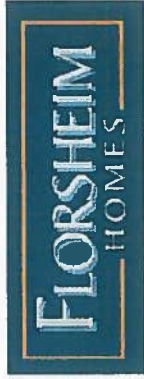




CAPITAL VILLAGE BRAND NEW HOMES



NV BRE 1000561



From **\$ 300's**
the Low

3 ft

16.01 ft