

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2020

FILE: LU-2020-0034

AGENDA ITEM: E.9

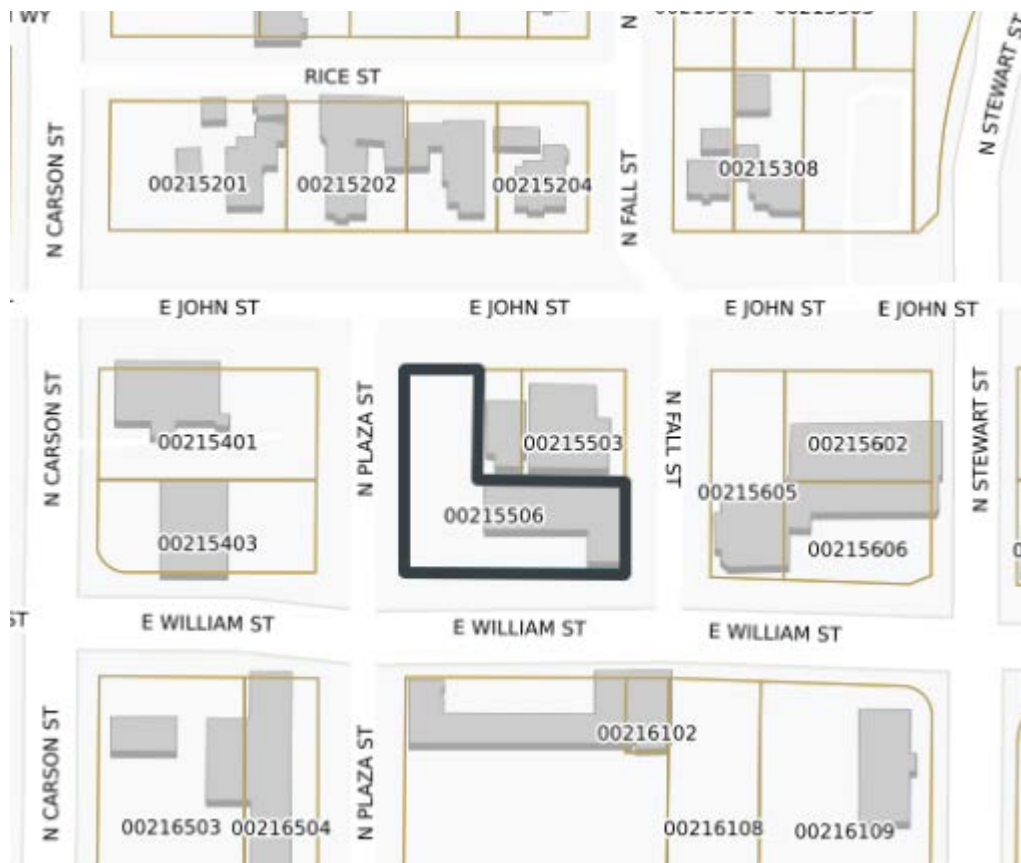
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for retail sales and product production utilizing vinyl printing, computerized numerical control (CNC) cutting, and powder coating on property zoned Retail Commercial (RC) and General Commercial (GC), located at 220 East William Street, APN 002-155-06.

STAFF SUMMARY: Consistent with CCMC 18.04.020, as the property is “split zoned,” to utilize the entire parcel with a use that is only allowed in one of the zoning districts, a special use permit is required for that portion of the property not zoned for the use. The product production, particularly given the use of a powder coating, is being considered most like automobile body painting, thus a special use permit is required in the GC zoning district. The applicant’s intent is to produce one-of-a-kind and personalized gifts, marketing materials, and home decor for retail and wholesale. The Planning Commission is authorized to approve a Special Use Permit.

RECOMMENDED MOTION: I move to approve LU-2020-0034 based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements, including *(the following bulleted items are provided as a courtesy, but are a requirement and are not discretionary.)*
 - The domestic water line must have a reduced pressure principal assembly installed above ground in a hot box just behind the water meter.
 - ADA curb ramp and sidewalk deficiencies along William Street must be repaired, including installation of new ADA ramps at the intersection of William Street / Plaza Street and William Street / Fall Street, installation of sidewalk along the William Street frontage, and replacement of driveways to be compliant with ADA.
 - Damaged curb and gutter along William Street must be removed and replaced.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (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 ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All work shall occur within the building, and no equipment, including generators, shall be operated outside of the building.
6. The use shall operate in compliance with all applicable Nevada Department of Environmental Protection regulations.
7. Outdoor storage is prohibited.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.130 (Retail Commercial); 18.04.135 (General Commercial)

MASTER PLAN DESIGNATION: Community / Regional Commercial (C/RC)

ZONING DESIGNATION: Retail Commercial and General Commercial

KEY ISSUES: Will the use 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: Retail Commercial / Mixed use residential and commercial
EAST: General Commercial / Office
WEST: Downtown Mixed Use / Bank
SOUTH: Downtown Mixed Use / Commercial uses

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (0.2% Annual Chance Flood Hazard)
EARTHQUAKE FAULT: On site; Moderate severity
SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: .42 acres
BUILDING SIZE: 5640 square feet

PREVIOUS REVIEW:

U-87/88-31

BACKGROUND:

The subject property has frontage on three streets and is currently improved with a 5640 square foot building. The building was most recently a car repair facility. The applicant is seeking to establish a business that involves installation, fabrication and coating utilizing vinyl printing, computer numerical control (CNC) cutting, and powder coating. Staff finds the use can best be described as like automobile body repair and painting.

Automobile body repair and painting is a conditional use in the GC zoning district, and may only be established upon approval of a Special Use Permit. The subject property is "split zoned," with a portion zoned Retail Commercial (RC) and a portion zoned General Commercial (GC). Per CCMC 18.04.020.6, since the application is seeking to utilize the entire parcel with a use that is only allowed in 1 of the 2 zoning districts, a special use permit is required for that portion of the property not zoned for the use.

PUBLIC COMMENTS: Public notices were mailed to 36 property owners within 350 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on September 11, 2020. As of the writing of this report, staff has received comments from two neighbors. One neighbor observed a "mobile generator driven device" that was extremely noisy and disruptive, and requested that such equipment not be allowed. Another neighbor expressed concern with "air quality / toxic particulate matter coming from the powder coating and other operations and noise."

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all applicable Carson City Development Standards including, but not limited to the following:
 - The domestic water line must have a reduced pressure principal assembly installed above ground in a hot box just behind the water meter.
 - ADA curb ramp and sidewalk deficiencies along William Street must be repaired, including installation of new ADA ramps at the intersection of

William Street / Plaza Street and William Street / Fall Street, installation of sidewalk along the William Street frontage, and replacement of driveways to be compliant with ADA.

- o Damaged curb and gutter along William Street must be removed and replaced.

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

The existing infrastructure is sufficient to provide safe access and circulation if conditions are met.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. Powder coating booths require built in fire suppression systems.
3. Powder coating booths and fire suppression systems require individual permits through the Carson City Permit Center.

SPECIAL USE PERMIT 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 is designated as Community / Regional Commercial in the Master Plan. This land use designation is intended for uses typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods. The designation is characterized by a mix of retail and commercial services in a concentrated and unified center that serves the local community. The Master Plan recognizes that single use highway oriented commercial activities will continue to occur in some areas. However, per the Master Plan, that pattern of development is generally not encouraged.

The subject building is a cinderblock building with automotive bays from when it was an automotive repair shop. The applicant is seeking to occupy the building. The use includes a component of retail but is more a fabrication shop. Staff believes that the Master Plan contemplated this when it recognized that some highway oriented commercial activities would occur in the Community / Regional Commercial zoning district. Therefore, staff can find for Master Plan consistency.

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 subject property is surrounded by smaller commercial and office uses, as well as adjacent to the downtown. It is not expected that the use will operate in a way that will create noise, fumes, odors, or dust outside of the building. Although the use may not reach thresholds that require Nevada Department of Environmental Protection (NDEP) permitting, the dust and emissions from the business will be under NDEP's jurisdiction. As such, staff has recommended a condition of approval requiring that the business operate in compliance with all applicable NDEP regulations. Also, to ensure that equipment noise and vibrations are mitigated by being inside of the building, staff recommends a condition of approval that all work shall occur within the building, and no equipment, including generators, shall be operated outside of the building.

Lastly, given the nature of the business, staff is concerned that it not detract from the downtown. Therefore, staff recommending a condition of approval that all outdoor storage is prohibited.

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

Staff finds that the existing infrastructure is sufficient to provide safe access and circulation if the following conditions are implemented:

- ADA curb ramp and sidewalk deficiencies along William Street must be repaired, including installation of new ADA ramps at the intersection of William Street / Plaza Street and William Street / Fall Street, installation of sidewalk along the William Street frontage, and replacement of driveways to be compliant with ADA.

- Damaged curb and gutter along William Street must be removed and replaced.

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 existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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.*

As noted, the staff find the use is most similar to automotive body repair and painting. Such a use is a conditional use in the GC zoning district, requiring a special use permit.

Due to the nature of the business, certain fire code requirements must be addressed before the use is established. This will require permitting.

The parking demand is increasing from seven spaces to eleven spaces. Per Development Standards 2.3.10, as the subject property is in a redevelopment area and the building is being converted to a use with a greater parking demand, fifty percent of the required parking may be on-street parking. Therefore, the parking requirement will be met.

Per Division 3.2 of the Development Standards, as no expansion of the building is being proposed, there is no requirement to comply with the landscaping standards.

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

Staff finds that the project, as proposed to be conditioned, will not be detrimental to public health, safety, convenience and welfare. All work will occur inside the building, and no equipment may be utilized outside of the building. Also, no storage will occur outside of the building.

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

As proposed to be conditioned, the use will not result in material damage or prejudice to other property in the vicinity. All work will occur inside the building, with no equipment utilized outside and no outdoor storage.

Attachments:

Application LU-2020-0034

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

FILE

SPECIAL USE PERMIT

APPLICANT

PHONE #

Thomas Purnal 775.781.2715

MAILING ADDRESS, CITY, STATE, ZIP

1614 Salmon Drive Carson City, NV 89701

EMAIL ADDRESS

tlp63@live.com

PROPERTY OWNER

PHONE #

The B Group LLC. 775.233.0639

MAILING ADDRESS, CITY, STATE, ZIP

14150 Quiet Meadow Ct.

EMAIL ADDRESS

nevpackfan@att.net

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

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

*Due after application is deemed complete by staff

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: _____

Submission 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):

002-155-06

Street Address

220 E. William St.

Project's Master Plan Designation

Community/Regional Commercial

Project's Current Zoning

GC

Nearest Major Cross Street(s)

Carson Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. See attached.

PROPERTY OWNER'S AFFIDAVIT

I, Larry J. Bibee Manager - The B Group, 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.

Larry J. Bibee
Signature

14150 Quiet Meadow Ct. Reno, 89511

Address

August 8, 2020

Date

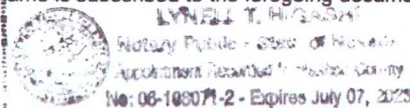
Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)

COUNTY of Washoe)

On August 8, 2020, Larry Bibee, 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.

Lynell T. Higashi
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.

Detailed Written Project Description for Carson Built Customs, LLC.

Carson Built Customs, LLC. is a local, small, independently owned business creating one of a kind and personalized gifts, marketing materials, and home décor, as well as revitalizing existing customer items with custom colors and designs through the use of vinyl printing, CNC cutting, and powder coating. The existing building located at 220 E William Street Carson City, NV 89701 will be utilized for retail sales of metal signs, home décor, and other personalized items available for individual and wholesale purchasing.

Vinyl Printing:

Stock, personalized, and custom vinyl items, such as metal signs, key chains, marketing materials (ex. travel mugs), automotive applications, stickers/decals, and stencils, can be designed and purchased from Carson Built Customs. Vinyl graphics are designed using computer software then printed and cut utilizing computer numerical control (CNC) systems. Individual designs are applied to various media (i.e. metal, wood, plastic, etc.) depending on the specific purpose. Heat transfer vinyl, a type of vinyl product, allows for the permanent application of vinyl graphics to a powder coated surface by applying the vinyl design to the desired surface and curing at high temperatures. Vinyl printing creates no odors or fumes. Environmental impacts are limited to the consumption of energy used to operate the associated machines and paper waste.

CNC Cutting:

Stock, personalized, and custom items such as metal signs, key chains, marketing materials, and decorative items are designed using computerized design software. Individual designs are imported to CNC software and cut out of a variety of materials such as wood, aluminum, and steel using either plasma or high-speed router cutting bits. Plasma cutting is a process that cuts through electrically conductive materials, such as steel, aluminum, and other metals, by means of an accelerated jet of hot plasma. A CNC router is a machine that is very similar to the commonly used handheld router that is utilized for cutting various materials. A CNC router can aid in the cutting of materials like steel, wood, aluminum, composites, plastic, and foam.

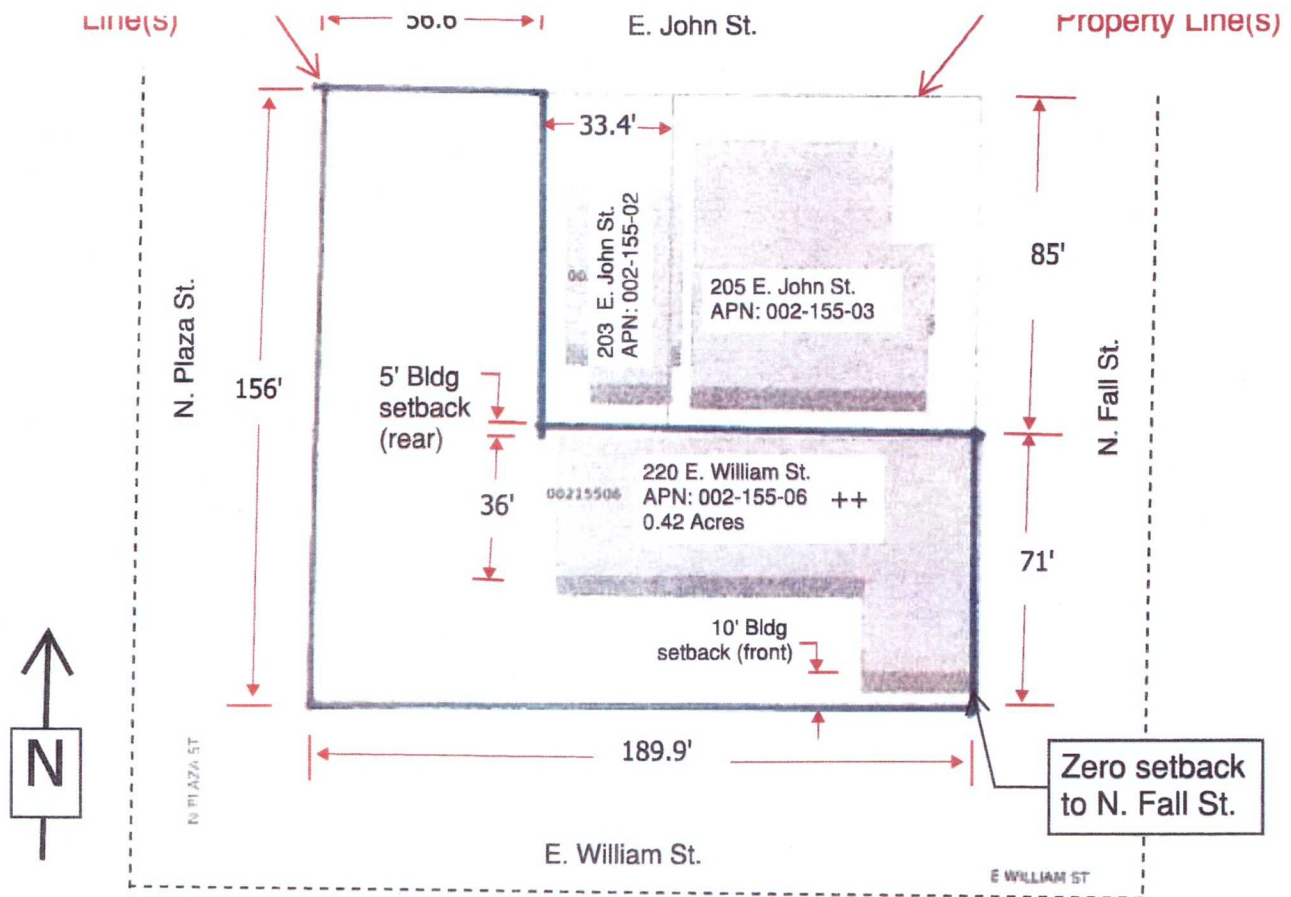
Powder Coating:

Carson Built Customs retail merchandise and customer supplied personal items can be designed and customized using the powder coating process wherein an object is covered with a colored polyester or epoxy powder then heated in an industrial oven to fuse into a protective layer. Powder coating can be applied to most conductive surfaces such as steel, aluminum, and ceramics. An item to be powder coated goes through the following process:

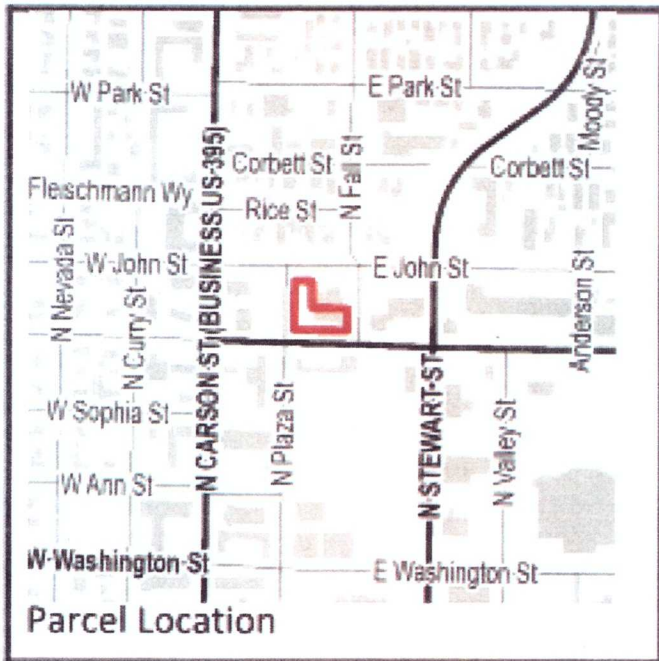
1. Outgassing- an item is placed in the industrial oven at 420* for one hour to remove any sediment or other liquids that may be on the product and prevent proper adhesion of the powder.
2. Sandblasting- the item is then sandblasted using garnet glass schlage in a sealed blasting cabinet to remove any existing surface contaminants. Large items that are unable to fit securely in the blasting cabinet will be outsourced for sand blasting.
3. The item is hung on a metal frame rack using metal hooks.

Detailed Written Project Description for Carson Built Customs, LLC.

4. The item is moved to the dust collection booth for the application of powder.
5. The item is grounded to a negative ground by attaching a ground cable fixed to the metal rack to a ground rod which is installed 8 feet into the earth.
6. Powder is then applied using an electrostatic applicator. The powder is charged with positive electrons that flow to the negatively charged item on the rack.
7. While the powder is being applied the dust collection system is turned on to remove airborne powder particulates. The particulates are captured in a reclaim dust collection system.
8. The oven is heated to between 200* and 450*, depending on the color choice.
9. The item is then disconnected from the ground and moved to the heated industrial oven while still on the rack.
10. The item is placed inside and the doors are secured for curing.
11. The item is baked for 10-60 minutes depending on the color choice, item size, and density of the material that is being powder coated.
12. The item is removed from the oven and remains on the rack for cooling.
13. Once cooled and inspected for quality control the item is packaged and available for the customer.



++ NO proposed physical change to building or site; SUP for Use Only



LOCATION SKETCH

Not to Scale

OWNER: The B Group LLC
 14150 Quiet Meadow Ct.
 Reno, Nevada 89511
 775.233.0639

APPLICANT: *Thomas Purnal*
 1614 Salmon Drive
 Carson City, NV 89701
 (775) 781-2715

REQUEST: Special Use Permit
 LOCATION: 220 E. William St.
 ZONING: GC
 MASTER PLAN LAND USE DESIGNATION: Commercial
 APN: 002-155-06
 Site Plan Prepared by: Larry Bibee (Manager - The B Group)

Special Use Permit Application Finding for Carson Built Customs, LLC.

1. Will be consistent with the objectives of the Mater Plan Elements
 - a. Chapter 3: A Balanced Land Use Pattern
 - i. Development in this area is primarily identified as mixed use or community/regional commercial. The building is currently zoned for general commercial use and has previously been utilized for businesses such as automotive repair. Carson Built Customs is not seeking to make any changes to the existing building located at 220 E William Street Carson City, NV 89701. Rather, Carson Built Customs is seeking to utilize industrial equipment necessary to perform and complete the process of powder coating, specifically an industrial powder coating oven and powder coating dust collection system, which are fully contained within the building.
 - b. Chapter 4: Equitable Distribution of Recreational Opportunities
 - i. Not applicable as Carson Built Customs is not seeking to create a new development or structural changes to the existing property.
 - c. Chapter 5: Economic Vitality
 - i. Prior to Carson Built Customs' lease of the property the building had been vacant for more than a year. Historically, the property has been used for automotive sales, service, and repair including Andy Butti Oldsmobile & GMC, Just Brakes and Pep Boys. Carson Built Customs seeks to utilize the existing building, which has been part of the Carson City Community since the late 1950s, for the revitalized purpose of custom signs and powder coating.
 - d. Chapter 6: Livable Neighborhoods and Activity Centers
 - i. Not applicable as Carson Built Customs is not seeking to create a new development or structural changes to the existing property.
 - e. Chapter 7: A Connected City
 - i. Not applicable as Carson Built Customs is not seeking to create a new development or structural changes to the existing property.
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.
 - a. North: 205 E John Street – Retail commercial; 203 E John Street – Retail commercial
 - i. Per the Carson City Land Use Master Plan Map, this block, including 220 E William, 203 E John Street, and 205 E John Street, is identified as Community/Regional Commercial
 - b. Development in this area is primarily identified as mixed use or community/regional commercial. To the North, approximately two blocks, there is residential property. Carson Built Customs' use of powder coating equipment will not affect property values or cause adverse impacts to quality of life or business operations as there is no excessive noise or physical activity involved. There will be no change to the building, aside from color, or property which has historically been utilized for commercial purposes,

Special Use Permit Application Finding for Carson Built Customs, LLC.

including automotive repair. The powder coating process, including preparation, coating, and baking, do not create fumes or odors that will be disruptive to surrounding properties. There is little to no waste caused by the powder coating process.

A similar business, Preferred Autobody, located at 2258 N Carson Street, utilizes an automotive paint booth that has been approved for use. While the processes and materials used for automotive painting and powder coating differ, this is the most comparable equipment. There will be no change in appearance to the existing building other than color. The oven and powder coating dust collection system used for the powder coating process are fully contained within the building.

- c. Carson Built Customs, LLC use of the property located at 220 E William Street Carson City, NV 89701 for the purposes of powder coating will not have negative or adverse impacts on the surrounding properties or general neighborhood as the business operations and processes are contained within the building. The powder coating process is eco-friendly as it utilizes non-toxic colored powder which is recollected by the dust collection system thus removing concerns for fumes, odors, or dust. Additionally, the owners of Carson Built Customs are long term residents of Northern Nevada and committed to being good neighbors and members of the community.
 - d. Standard parking lot and security lights are already installed and have been a part of the existing building prior to lease by Carson Built Customs, LLC. There are no planned changes to the existing lights.
 - e. There is no landscaping existing or proposed. The property currently consists of the building and paved parking areas.
 - f. The property was built in 1959 and has been utilized for various commercial purposes throughout the years. Prior to Carson Built Customs moving into the location the property had been vacant for over a year. Approval of this project will ensure this long-standing building continues to be utilized and maintained. In addition, Carson Built Customs will bring revenue and a service that is not readily available to the Carson community.
3. Will have little or no detrimental effect on vehicular or pedestrian traffic
 - a. There will be little to no detrimental impact to traffic as there are multiple existing entrance/exit points for traffic located on E William Street, E John Street, and N Plaza. There is ample parking space available on the West side of the building. Patrons of Carson Built will be limited to those seeking a specific product/service further limiting the amount of traffic to the property. No additional infrastructure will be needed to manage vehicular or pedestrian traffic.
 4. Will not overburden existing public services and facilities, including schools, police and fire protections, water, sanitary sewer, public roads, storm drainage, and other public improvements
 - a. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

Special Use Permit Application Finding for Carson Built Customs, LLC.

- i. Carson Built Customs will not affect the school district. No additional students will result and there will be no specific services provided to the student population.
 - b. How will your project affect police and fire protection?
 - i. There will be no impact to police and fire protection aside from the establishment of another business.
 - c. Is the water supply serving your project adequate to meet your needs without degrading supply and water quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?
 - i. Water use will be limited to normal daily activities of conducting business such as hand washing and the use of toilets. There is no substantial use of water therefore there will be no impact to others in the area. Water pressure to the building is acceptable and not supplied by a well. There are no known issues with the quality and/or integrity of water lines to the building.
 - d. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?
 - i. Not applicable as this is an existing property with previously installed land covering.
 - e. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?
 - i. Not applicable as this is an existing property with city sewage.
 - f. What kind of road improvements are proposed or needed to accommodate your project?
 - i. There are no road improvements necessary.
 - g. Indicate the source of the information that you are providing to support your conclusions and statements made in this application
 - i. Private engineer, public works, property guidelines
5. Meets the definition of specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose of that district.
 - a. The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.
 - i. In addition to offering powder coating of customer items, Carson Built customs will also offer retail space utilized for the sale of premade and custom ordered merchandise such as metal signs, key hangers, and personalized home goods. Products can be purchased individually or in multiples.
 - b. Regarding Intensity and Dimensional Standards for GC zoning:
 - i. The existing building/lot are within the identified intensity and dimensional standards as identified in the attached site plan. The lot is measured at approximately 19,000ft² (189.9ft x 156 ft).
6. Will not be detrimental to the public health, safety, convenience, and welfare.

Special Use Permit Application Finding for Carson Built Customs, LLC.

- a. All business operations will be conducted inside the building with appropriate safety measures in place consistent with local, state, and federal guidelines. The powder coating process utilizes eco-friendly materials and the dust reclamation system minimizes any waste that may occur during the application process.
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
 - a. All business operations will be conducted inside the building with appropriate safety measures in place consistent with local, state, and federal guidelines.

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: Carson Built Customs, LLC

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 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)?



Successful Payment Receipt

Please print this receipt for your records

Remittance ID: 610393
Received: August 09, 2020 01:42PM PDT
Customer Email: nevpackfan@att.net
Customer Phone Number: 7752330639
Number of Parcels: 1
Amount: \$756.09
Service Fee: \$18.52
Service Fee Type: Dual Transaction
Total Amount: \$774.61
Transaction Type: Authorization and Capture
Card Information: Visa
ROBERTA BIBEE
*****3529
Billing information: Address Line 1: 14150 Quiet Meadow Ct.
Country: United States
City: Reno
State: NV
ZIP Code: 89511

Source	Year	Property Key	Tax	Penalty	Total	Installment
RE	2020	00215506	756.09	0.00	756.09	1