

STAFF REPORT
UW-12-05

1. **SUBJECT:** A Special Use Permit application submitted by Mary Zanella dba MPZ Rentals to allow her build apartments above a proposed new building in the M-1(Industrial) zoning district.
2. **LOCATION:** The site is located at 3055 Traders Way (Corner of Trader's Way and Railroad Street) in the City of Winnemucca; Assessor's Parcel #15-252-09.

3. **BACKGROUND INFORMATION**

Previous Applications:

Parcel Action History		PL0100D
Seq	Case#	App Date Last Action Date
01	SP 02 01	2/28/2002 RPC A 3/25/2002 ECHEVERRIA/ECHEVERRIA CONST (OFC COMPLEX)
02	UW 12 05	4/10/2012 RPC SUP- 4 APARTMENTS ABOVE PROPOSED BLDG
03	RH 72 46	4/13/1972 HCC A 6/01/1972 S PACIFIC LAND CO/ ORD # 6-1-72 A1 > M1
04	PH 77 34	7/28/1977 FILED 8/04/1977 FILE # 178637
05	PH 80 5	4/30/1980 FILED 12/18/1980 FILE # 209318
06	PH 80 28	12/03/1980 SIGNED 12/18/1980 2 LOTS/BARKER & FOUNTAIN - FILE # 209318
07	SH 81 1	2/00/1981 FILED 8/10/1981 19 LOTS/BAKER&FOUNTAIN-FILE # 214457 HU.IND.EST.

Parcel Size: 1.070 acres

Zoning: M-1 (Industrial)

Master Plan: IND (Industrial)

Response from Referrals:

Sherrie Chaplin, City Building Official "Must comply w/all building & ICC ANSI Codes, where applicable"

No other comments have been received from referrals as of May 4,2012.

Access: The property fronts on Traders Way

Applicable Regulations: Any use allowed in the G-C zoning classification, subject to the same conditions and restrictions provided in the G-C zoning classification is an allowed use in the M-1 zoning district. Residential uses –

multi-family uses (apartments) are allowed in the GC zoning district upon the issuance of a Special Use Permit.

4. **ANALYSIS:**

- A. The applicant is proposing to build a new building which would have 2 two bedroom apartments and 4 one bedroom apartments on the second level. A Special Use Permit is required for apartment use in the M-1 zoning district.
- B. The parking requirements as addressed in **Winnemucca Municipal Code Chapter 17.25, section 17.25.040 General off-street parking regulations** requires 2 spaces per each unit with 2 or more bedrooms; 1.5 spaces for each unit with 1 bedroom. Parking requirements for the apartments would be 10 spaces. The site would also be required to have adequate parking for the office space on the main level. The site for the proposed use is adequate in size and shape to accommodate the new building with apartments above the offices. The property is 1.070 acres in size.
- C. The adjacent roadways are adequate to accommodate the proposed use.
- D. The proposed use will have no adverse effect on abutting property or permitted uses thereon. There are two existing office buildings on this property.
- E. Adjacent uses include commercial and industrial.

5. **FINDINGS:**

- A. Multiple-family (apartments) uses in the M-1 (Industrial) zoning district require a Special Use Permit.
- B. Applicant's site is adequate in size and shape to accommodate the proposed activity. Applicant will work with the City Building Official to comply with all building codes in order to utilize the new building for both office and residential use.
- C. Streets and highways in the area will not be adversely affected by the proposed activity.
- D. The proposed use will have no adverse effect on abutting property or permitted uses thereon.

6. **STAFF RECOMMENDATION:** After careful consideration, Staff recommends **APPROVAL** of this Special Use Permit to allow apartments above office space in a proposed new building on the applicant's property zoned M-1, based upon the above stated analysis and findings, and, subject to the following conditions:
- 1. The applicant shall obtain all necessary permits and licenses and provide copies of same or a letter from the appropriate agency that no permits are required, to the Planning Department within 30 days of their receipt.
 - 2. This special use permit approval is based upon the facts as found on the application. If any changes occur, such as a deviation of said use, other than

limited uses associated with this application, the Planning Department shall be notified.

3. The activity for which this special use permit is issued shall commence the approved use, apartments above office space in the M-1 zoning district, within twelve (12) months of the date of final approval, or become null and void; unless an extension request has been granted.
4. This special use permit shall not become effective for any purpose until the applicant has returned to the Humboldt County Planning Department a notarized affidavit stating that the applicant is aware of and accepts all of the conditions approved as a part of this Special Use Permit.

7. **SUPPORT DOCUMENTS:**

- A. Application
- B. Location Map and Site Plan
- C. Assessor's Map

Betty Lawrence/*BL*

Senior Planning Technician

CONDITIONAL USE/SPECIAL USE PERMIT
APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: Mary P. Zanella

Name of Business: MPZ RENTALS, LLC

Street Address of Business/Location: TRADERS WAY & Railroad St.

Mailing Address: 5245 Weikel DR.

WINNEMUCCA, NV 89445

Assessor's Parcel # 15-252-09 Property is zoned: M-1

Legal Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner: MARY P. Zanella TRUST

Mailing Address: 5245 Weikel DR.

WINNEMUCCA, NV Phone: 623-4827
89445

I, the above signed property owner or lessee of the property described, hereby request
a Conditional Use/Special Use Permit for the following:

Building - 4320 SF with four (4)
900⁺ SF APARTMENTS above.

* REQUEST APPROVAL FOR APARTMENTS
above new proposed building

FOR DEPARTMENT USE	
Received By <u>Betty</u>	Date Received <u>4/10/12</u>
Application No. <u>WW-12-05</u>	Name <u>Zanella, Mary</u> <u>dba MPZ Rentals, LLC</u>

RPC 5/10

1. Please explain in sufficient detail the nature of your project and how it will operate: APPROVAL WAS PREVIOUSLY GIVEN THROUGH A SITE PLAN APPROVAL FOR 3 BLDGS. TWO BUILDINGS HAVE BEEN BUILT AND THE THIRD BUILDING (BLDG#3) IS CURRENTLY BEING DESIGNED. I WOULD LIKE TO ADD A SECOND FLOOR CONSISTING OF 4 APARTMENTS
 Indicate proposed hours of operation: LIVING QUARTERS - HOURS VARY
 Number of customers expected: 4 RENTERS
 Where will customers park?: IN CURRENT PROPOSED DESIGN ~~AS~~
 Number of parking and loading spaces proposed: A MINOR ADJUSTMENTS AS NEEDED APPROX. 56 +/-
 Describe any landscaping proposed: TO BE DETERMINED AFTER BLDG.#3 IS FINISHED.
2. Describe any additional structures proposed as part of this use (walls, fences):
NONE AT THE MOMENT
3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use:
4320 SQ. FT + 4 APARTMENTS ABOVE!
4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use? YES - CURRENTLY PAVED & PROPOSED PROPERTY DEVELOPMENT WILL INCLUDED AN ASPHALT COMPLETED DRIVE + PARKING
5. What are the uses on adjacent properties? CLINICAL OFFICES FOR OUTPATIENT SERVICES
6. Will the use affect abutting properties or the uses permitted thereon? Describe:
NO

7. Will any materials or goods be stored as part of this use? ___ Yes No
If yes, what kind(s) of materials or goods? _____

How much materials or goods? _____

How will it be delivered? _____

How often? _____

Where will it be stored? _____

8. Will equipment (hand tools or large equipment) be used in the operation of this use? ^{NO} ___ Yes No

What kind(s) of tools or equipment? ~~Construction~~ _____

How much equipment? _____

Where will it be stored? _____

9. How many employees will the use generate, if any? not determined yet

10. Will you be disposing of used or waste materials 4 apartments as a result of this use? Yes No

If yes, what materials will be disposed of and how? household + some small office type garbage

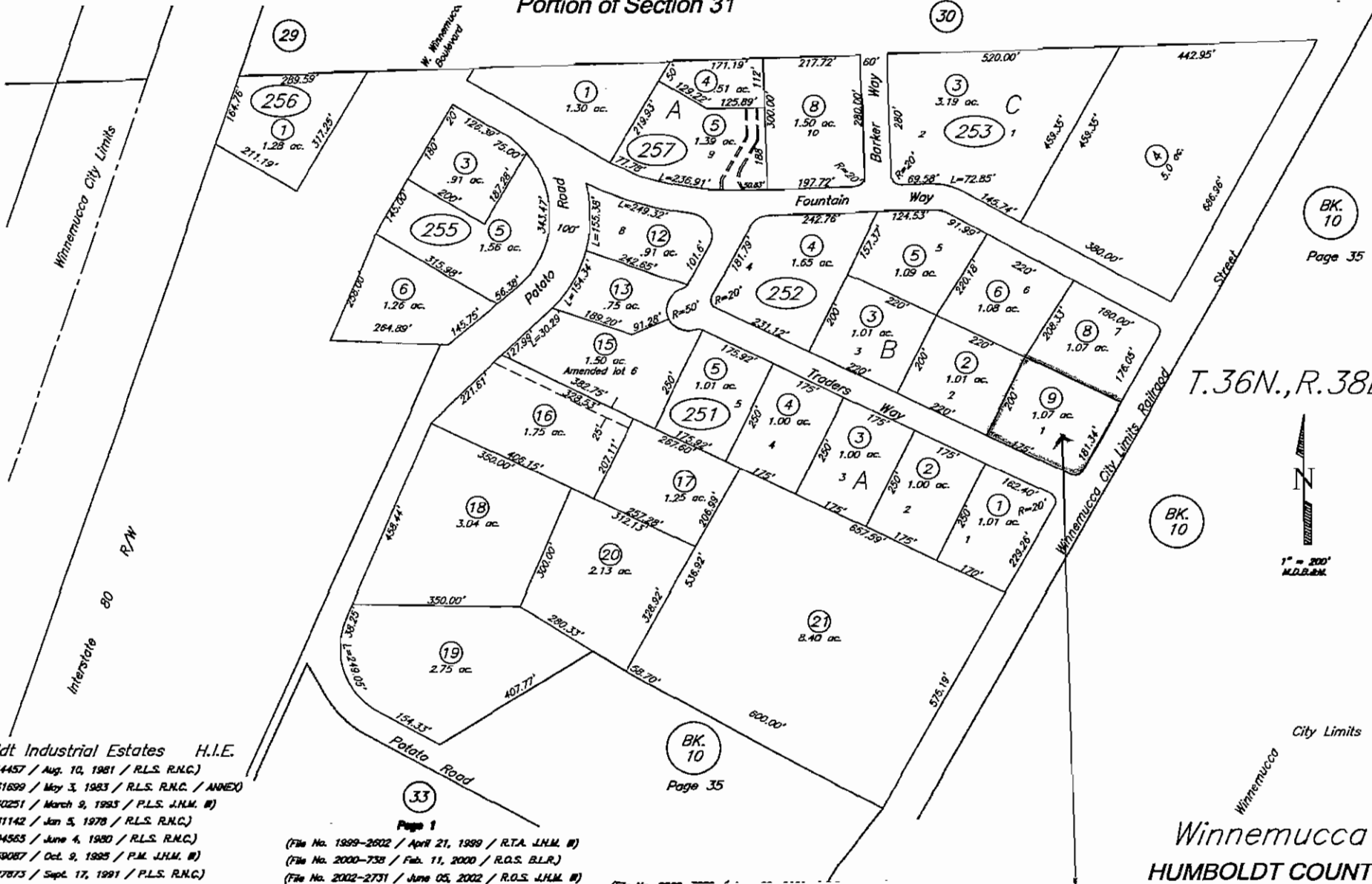
11. Will you have a sign on your property advertising the use? Yes ___ No

If yes, what is the size and height of the sign(s)? not sure at this point - currently only door advertising exists

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses? ___ Yes No

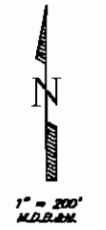
If yes, indicate agency and type: _____

Portion of Section 31



BK. 10
Page 35

T.36N., R.38E.



BK. 10

BK. 10
Page 35

City Limits

Winnemucca
HUMBOLDT COUNTY

NOTE: This plat is for commercial purposes only and does not represent a survey of the lands on this plat.

HUMBOLDT COUNTY ASSESSOR'S OFFICE
WINNEMUCCA, NEVADA 89443

Humboldt Industrial Estates H.I.E.
 (File No. 214457 / Aug. 10, 1981 / R.L.S. R.N.C.)
 (File No. 231699 / May 3, 1983 / R.L.S. R.N.C. / ANNEX)
 (File No. 340251 / March 9, 1985 / P.L.S. J.H.M. III)
 (File No. 181142 / Jan 5, 1978 / R.L.S. R.N.C.)
 (File No. 204565 / June 4, 1980 / R.L.S. R.N.C.)
 (File No. 359087 / Oct. 9, 1985 / P.M. J.H.M. III)
 (File No. 327875 / Sept. 17, 1991 / P.L.S. R.N.C.)
 (File No. 302383 / March 2, 1989 / R.L.S. J.H.M. III / ANNEX)
 (File No. 257747 / April 24, 1986 / R.L.S. J.H.M. III / ANNEX)
 (File No. 257748 / April 24, 1986 / R.L.S. R.N.C. / ANNEX)
 (File No. 286680 / March 16, 1986 / R.O.S. J.H.M. III)
 (File No. 336510 / Nov. 13, 1992 / P.L.S. T.C.B.)

Page 1
 (File No. 1999-2602 / April 21, 1999 / R.T.A. J.H.M. III)
 (File No. 2000-738 / Feb. 11, 2000 / R.O.S. B.L.R.)
 (File No. 2002-2731 / June 05, 2002 / R.O.S. J.H.M. III)
 (File No. 2002-6072 / Nov. 27, 2002 / R.T.A. J.H.M. III)
 (File No. 2004-2685 / June 3, 2004 / P.M. J.H.M. III)
 (File No. 2008-3560 / April 18, 2008 / R.T.A. J.H.M. III)
 (File No. 2007-1277 / Dec. 24, 2007 / Annex)
 (File No. 2009-3065 / July 21, 2009 / B.L.A. D.S.L.)

UW-12-05
 ZANELLA, MARY
 TRADERS WAY & RAILROAD ST
 AP# 015-252-09

material index

1. 2x8 CONCRETE FORMING - MINIMUM OVER 3/8" TILT.
2. 2x8 FLOOR JOIST WITH 1" X 6" TRIM.
3. 2x8 FLOOR JOIST WITH 1" X 6" TRIM.
4. 2x8 FLOOR JOIST WITH 1" X 6" TRIM.
5. 2x8 FLOOR JOIST WITH 1" X 6" TRIM.
6. 1" X 6" TRIM WITH 1/4" STUCCO OVER.
7. 1" X 6" TRIM WITH 1/4" STUCCO OVER.

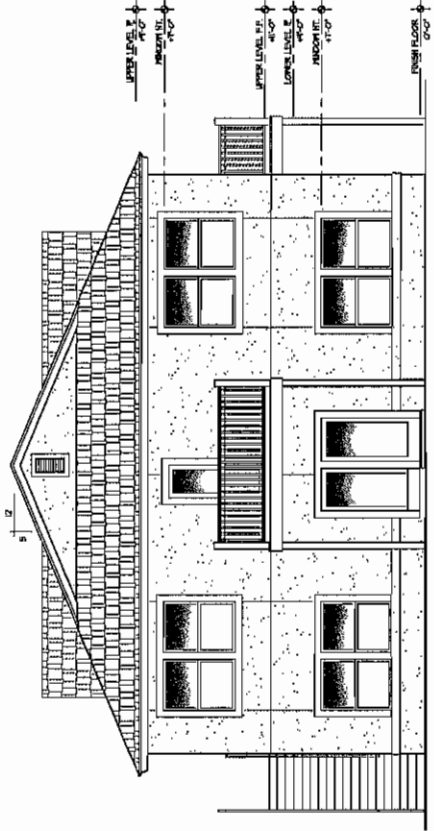
Schwartz Design
 Not For Construction
 April 18, 2012

A
 gloibu architecture
 3748 InaValde drive
 Reno, NV 89509
 775.374.1881
 g@glouibu.com

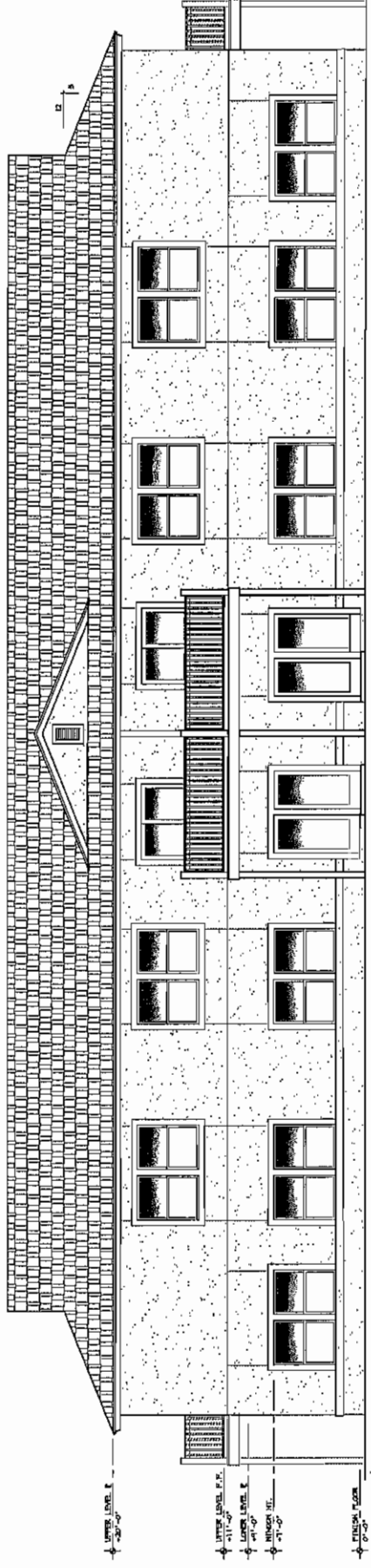


0.812 Adobe Architecture
 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 3/4" = 9'-0"
 1" = 12'-0"

west elevation



north elevation



zanella mixed use
 3055 traders way
 winemucca, nevada

DATE	04/18/2012
SCALE	1/4" = 1'-0"
PROJECT NO.	1210

elevations

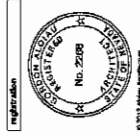
A5.1

drawing
 8 of 12

material index

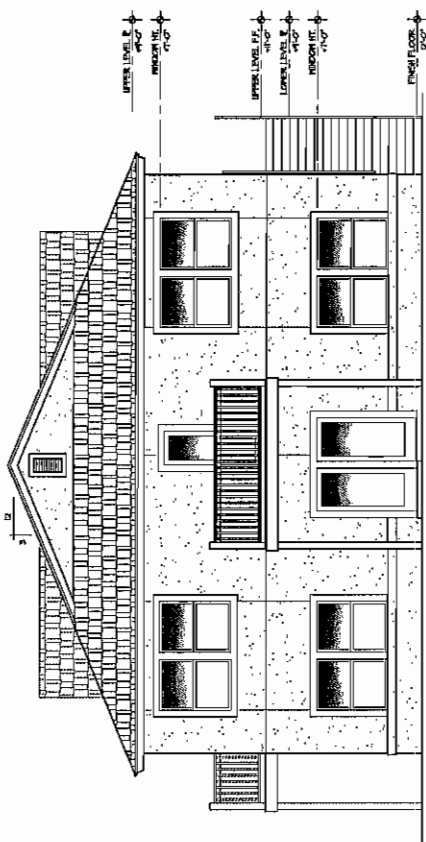
1. 3/4" CONCRETION BOARD OVER 5/8" F.E.L.
2. 1/2" GYPSUM BOARD OVER 5/8" F.E.L.
3. EXTERIOR GROUT PLASTER TO BE APPLIED PER M.F. RECOMMENDATIONS 4
4. 1/2" GYPSUM BOARD OVER 5/8" F.E.L.
5. 1/2" GYPSUM BOARD OVER 5/8" F.E.L.
6. 1/2" GYPSUM BOARD OVER 5/8" F.E.L.
7. 1 X 8 FROM TRIM BOARD W/ STAINED OAK

A
 alpha architecture
 3745 lakeview drive
 suite 101
 775.324.4811
 greg@alpha.com

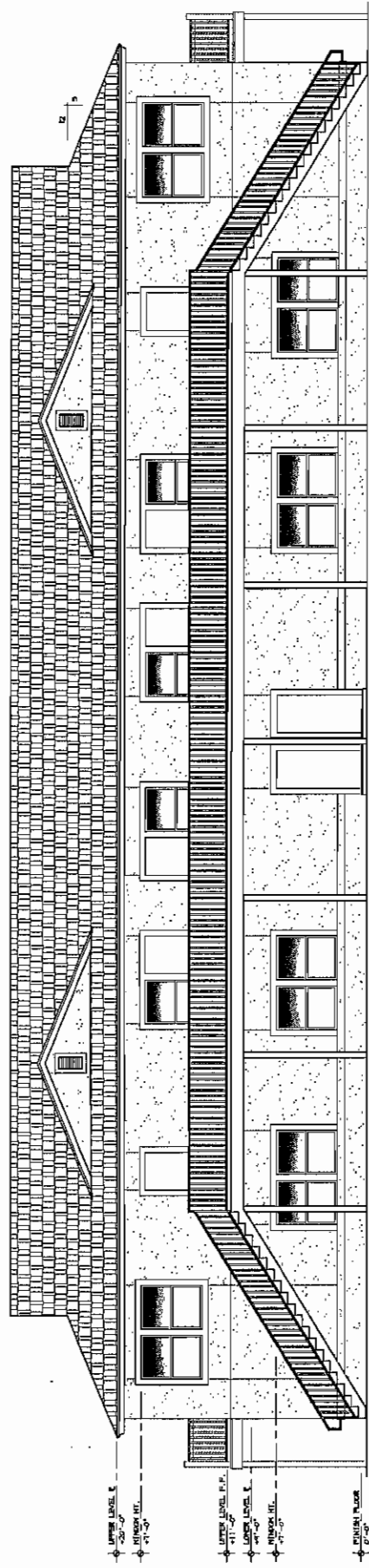


0.012/Allen Architecture
 Project: _____
 Date: _____

Schematic Design
 Not for Construction
 April 18, 2012



east elevation



south elevation

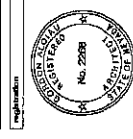
zanella mixed use
 3058 traders way
 winemucca, nevada

Client:	zanello
Date:	April 23, 2012
Scale:	1/4" = 1'-0"
Project No.:	12118

A5.2

drawing
 6 of 7

ALBINO ARCHITECTURE
 3748 S. MILLERS AVENUE
 SUITE 101
 LAS VEGAS, NV 89119
 702.224.4889
 info@albinos.com

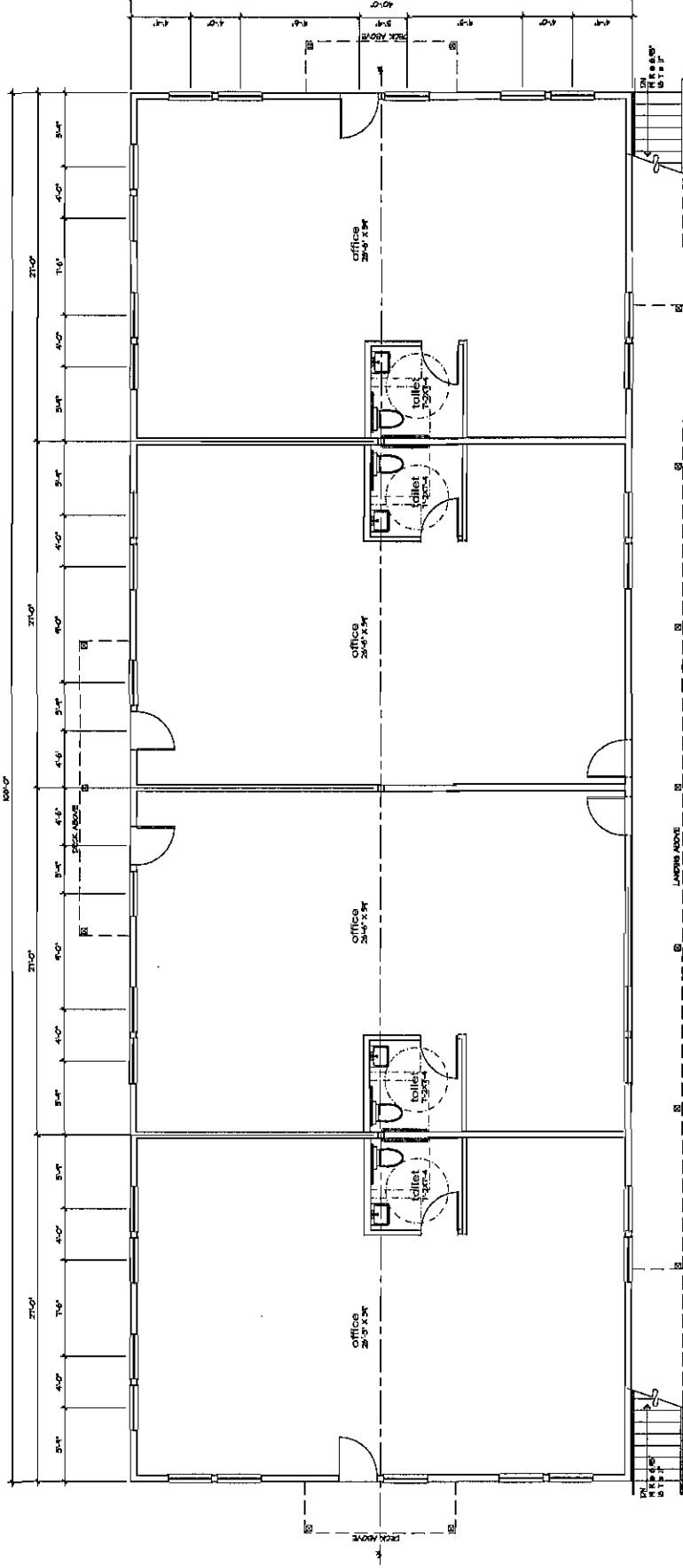


PROJECT: Lower level floor plan
 DATE: 04/13/2012
 DRAWN BY: [Signature]

zanella mixed use
 3055 Tardus way
 winnemucca, nevada

OWNER: [Redacted]
 DATE: APR 20, 2012
 SCALE: 1/8" = 1'-0"
 PROJECT: Lower level floor plan

A2.1
 3 of 3



Schematic Design
 Not For Construction
 April 13, 2012

lower level floor plan
 lower level area: 4,320 s.f.
 upper level area: 4,320 s.f.
 total area: 8,640 s.f.

RECEIVED
 APR 23 2012

Regional Planning Dept.

wall index

- 2.44 CM CMBS OR 2.44" 2x4 S4S WITH STUDS INTERIOR STUDS @ 16" O.C. W/ 2x4" 2x6 EXTERIOR BRACKETS, ETC.
- 2.44 CM CMBS OR 2.44" 2x4 S4S WITH STUDS INTERIOR STUDS @ 16" O.C. W/ 2x4" 2x6 EXTERIOR BRACKETS, ETC.
- 2.44 CM CMBS OR 2.44" 2x4 S4S WITH STUDS INTERIOR STUDS @ 16" O.C. W/ 2x4" 2x6 EXTERIOR BRACKETS, ETC.
- INTERIOR BRACKETS WALL - SEE STRUCTURAL NOT SHOWN FOR CLARITY

general notes

1. VERIFY ALL FINISHES W/ OWNER. CARPET W/ RUBBER BACK & ALL ROOMS EXCEPT HALLS SHALL BE POLISHED CONCRETE.
2. VERIFY LOADS AND LULLING REQUIREMENTS W/ OTHER TRADES CONTRACTORS.
3. PROVIDE TEST SCHEDULE & RECORD ILLUMINATION & ALL INTERIOR ROOMS.
4. ALL INTERIOR DOORS TO HAVE 1 1/2" MIN. THICK WOODEN DOORS.
5. SWANNE MOUNTED 60" A.I.F.T. ADJACENT TO DOOR.
6. PROVIDE CLOSET, BATH AND KITCHEN CLOSET. PROVIDE BUILT IN SHELVES & DRAWERS.
7. PROVIDE CLOSET, BATH AND KITCHEN CLOSET. PROVIDE BUILT IN SHELVES & DRAWERS.
8. PROVIDE CLOSET, BATH AND KITCHEN CLOSET. PROVIDE BUILT IN SHELVES & DRAWERS.
9. PROVIDE CLOSET, BATH AND KITCHEN CLOSET. PROVIDE BUILT IN SHELVES & DRAWERS.
10. PROVIDE FINISHES WITH COLOR SAMPLES.

A
 alblau architecture
 7747 E. 15th Ave.
 Suite 101
 Denver, CO 80231
 303.733.8888
 info@alblau.com

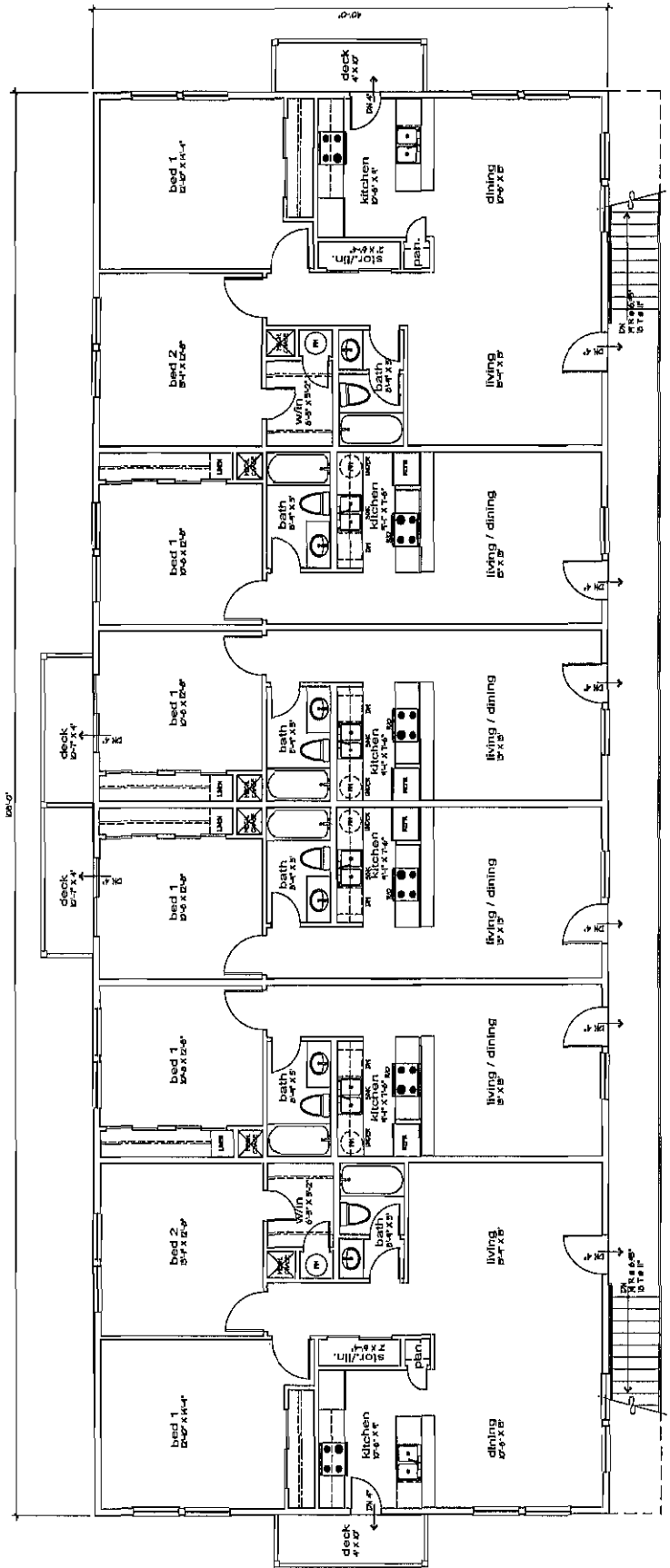
Justin L. Alblau
 No. 22986
 State of Colorado
 Professional Engineer

11/11/12
 11/11/12
 11/11/12
 11/11/12

zanella mixed use
 3853 traders way
 winnemucca, nevada

DATE: APRIL 22, 2012
 PROJECT NO: 12110
 SHEET: 3 OF 3
 upper level floor plan

A2.2
 sheets
 3 OF 3

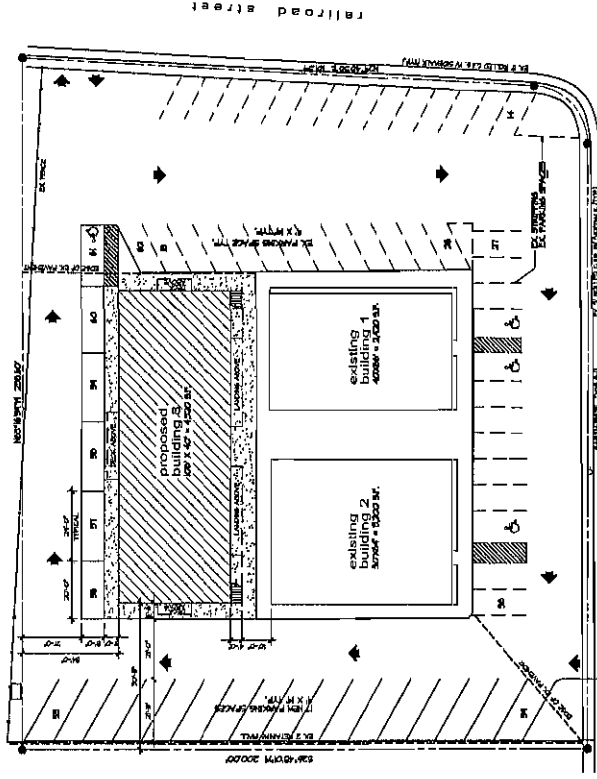


Schematic Design
 Not For Construction
 April 11, 2012

upper level floor plan
 upper level area: 4,320 s.f.
 (2) 1,080 s.f. apartments
 (4) 540 s.f. apartments

zanella mixed use

3055 traders way
winnemucca, nevada



parking calculations

BUILDING AREA = 47,544 SF = 2,020 SP
 BUILDING TYPE = OFFICE = 1 SP / 100 SF
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,028 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,028 SP

BUILDING TYPE = OFFICE = 2,020 SP
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,024 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,024 SP

BUILDING TYPE = OFFICE = 2,020 SP
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,024 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,024 SP

BUILDING TYPE = OFFICE = 2,020 SP
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,024 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,024 SP

BUILDING TYPE = OFFICE = 2,020 SP
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,024 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,024 SP

BUILDING TYPE = OFFICE = 2,020 SP
 BUILDING TYPE = SECOND FLOOR APARTMENTS (4) (1000 SF) = 4 SP
 BUILDING TYPE = RETAIL = 1 SP / 100 SF
 TOTAL SPACES = 2,024 SP
 MINIMUM SPACES = 2,020 SP
 TOTAL SPACES = 2,024 SP

Project	102
Date	April 26, 2012
Scale	1" = 20'-0"
Project No.	1218

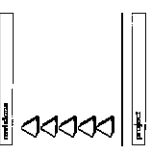
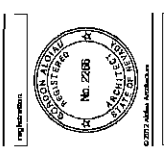
site plan

Schematic Design
Not For Construction
April 13, 2012

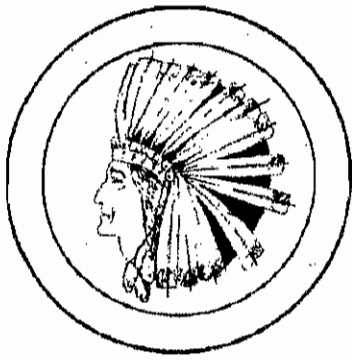
site plan - building 3
A.P.N. 015-252-09

A1.0

drawing
1 of 4



zanella mixed use
3055 traders way
winnemucca, nevada



REGIONAL PLANNING DEPARTMENT

HUMBOLDT COUNTY COURTHOUSE WINNEMUCCA, NV 89445
OFFICE (775) 623-6392 FAX (775) 623-6395

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, MAY 10, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

UW-12-05 A special use permit application submitted by Mary Zanella, dba MPZ Rentals, LLC, to request approval for apartments above new proposed building in the M-1 (Industrial District) District. The subject property is located at 3055 Traders Way; assessor's parcel #015-252-09.

"SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the **COUNTY ADMINISTRATOR** in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.