

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2009

FILE NO: SUP-09-082

AGENDA ITEM: H-1

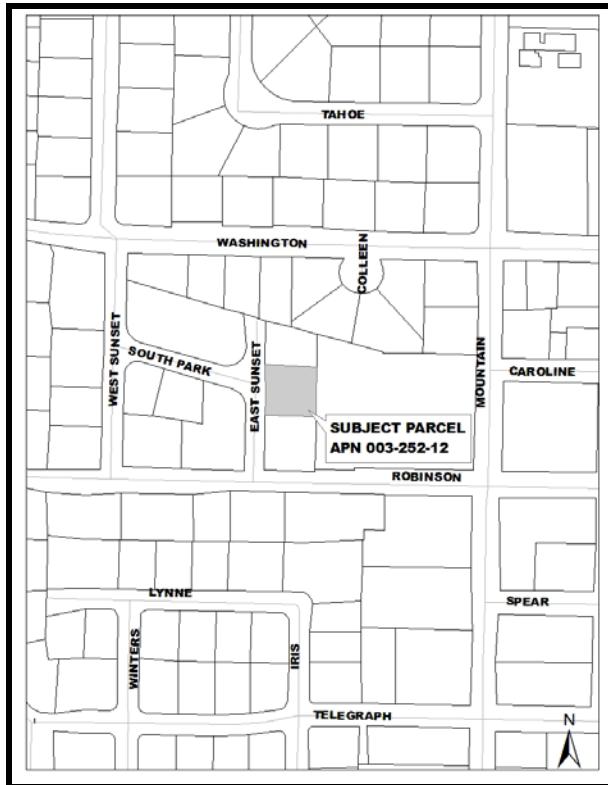
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Special Use Permit application to allow an increase of fence height from six feet to 10 feet within the rear-yard setback on property zoned Single Family 6,000 (SF6).

APPLICANT/OWNER: Marl Lopiccolo/ Down the Road, LLC

LOCATION/APN: 5 East Sunset Way / 003-252-12

**RECOMMENDED MOTION:** "I move to approve SUP-09-082, a Special Use Permit request from Mark Lopiccolo to allow an increase of fence height from six feet to 10 feet within the rear-yard setback, on property zoned Single Family 6,000, located at 5 East Sunset Way, Assessors Parcel Number 003-252-12, based on seven findings and subject to the conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

**The following conditions shall apply to the use:**

1. The applicant must sign and return the Notice of Decision / 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 rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements shall conform to City standards and requirements.
5. The applicant shall submit a copy of the Notice of Decision / conditions of approval with any building permit application filed with regard to this approval.
6. This project requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
7. The plans submitted for review shall comply with the prescriptive requirements found within the Carson City Building Division handout titled *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory*. This handout may also be found online at [www.carson-city.nv.us/Index.aspx?page=2085](http://www.carson-city.nv.us/Index.aspx?page=2085), or at the Carson City Building Division front counter.
8. The structural design of the fencing shall be designed by a registered design professional (architect or engineer), with supporting structural design calculations.
9. The plan submittal, at a minimum, shall consist of the following:
  - A. Site Plan – This must show the location of the proposed fencing
  - B. Architectural / Structural Elevation of a fence section (between vertical supports) – This detail clearly shows the design of the fence, while being to scale and fully dimensioned. In addition, this also shows how the fencing is constructed. For clarification, please feel free to contact Mr. Don Wilkins, with the Carson City Building Division.

C. Structural design calculations, prepared by a registered design professional Fences up to six feet are exempt from building permits.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); CCMC 18.02.080 (Special Use Permits); 18.04.075 (Single Family 6,000 district) and CCDS 1.13 (Fences and walls).

**MASTER PLAN DESIGNATION:** Medium Density Residential (MDR)

**ZONING DISTRICT:** Single Family 6,000 (SF6)

**SPECIAL DISTRICTS:** None

**KEY ISSUES:** Would the proposed additional fence height have an adverse impact on the surrounding commercial area?

**SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Single Family 6,000 (SF6) – residential  
SOUTH: Single Family 6,000 (SF6) – residential  
EAST: Public (P) – Governor's Mansion  
WEST: Single Family 6,000 (SF6) – residential

**ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: Zone B Areas between the 100- and 500-year flood plains
2. SEISMIC RISK: Zone II (moderate shaking potential); faults are found approximately 1500 feet from the site
3. SLOPE/DRAINAGE: The site is essentially level; overall drainage tends to the south toward the right-of-way and on-site drainage systems
4. SOILS: 71 – Urban Land.

**SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: 10,613 square feet (.24 acres)
2. EXISTING BUILDING: 2,950 square foot single family dwelling unit
3. REQUIRED SETBACKS: Front: 20 foot Side/north: 5 foot Side/south: 5 foot Rear: 10 foot
4. VARIANCES REQUESTED: None.

**ZONING REQUIREMENTS:**

A special use permit is required for the proposed additional fence height in the rear-yard setback, pursuant to the Carson City Development Standards (CCDS)

### **SITE HISTORY:**

In 2006 the subject site was the object of a compliance issue related to the subject site's disrepair. At that time, the subject site had received a complaint regarding the overgrown landscaping, dead trees and gutter issues. The compliance issues were resolved to the satisfaction of the Carson City Compliance Division in 2006, per Kevin McCoy, Code Enforcement.

In June of 2009, the subject site was purchased by the current property owner.

In August of 2009 the subject site was issued a building permit for the work currently taking place on site.

### **DISCUSSION:**

The subject property is located on the eastern side of East Sunset Way and is located west of and, abutting the state of Nevada's Governor's Mansion. The subject site is 10,613 square feet, which includes a 2,950+ square foot single family dwelling unit. To the north and south of the site are single family dwelling units, and to the west is a single family dwelling unit and a small neighborhood public park of approximately one acre. The subject site is currently undergoing a total extensive interior and exterior renovation and addition, which is anticipated to improve the subject property considerably and will be compatible with the extraordinary residential fabric of the neighborhood.

The improvements include interior and exterior renovations of the single family dwelling unit, new garage and bedroom expansion, new pavers and stamped concrete in the front yard, a new 200 AMP electric service and meter, a rear single floor house expansion, new windows, new doors, new roof, new exterior siding, new underground electrical service and the elimination of the existing overhead electrical service.

The existing rear yard fencing material is wood and approximately 5 feet in overall height. The applicant is requesting permission to install a 10 foot fence in the rear-yard setback along the eastern boundary of the site. The proposed fencing material is re-sawn redwood posts and re-sawn fir rails and fencing boards.

The primary purpose of the fencing is to provide the property owner with privacy and screening from the adjacent Governor's Mansion maintenance sheds/equipment and dog kennel. The Engineering Division has reviewed the plans and indicates that the fencing would not pose problems for traffic and pedestrians. The higher fence will enhance the security and privacy at the single family dwelling unit. Only a portion of the proposed fencing will be visible from the East Sunset Way street frontage.

#### Opposition concerns

As of the writing of this staff report, written comments have been submitted expressing opposition regarding the proposed project. The opposition is specifically from a property owner on Calash Drive, which is approximately  $\frac{3}{4}$  of a mile from the subject site. The basis of the opposition is that the proposed SUP request is a result of the assumption of a dispute between property owners. The Planning Division staff has not been provided any indication that the proposed request is a result of a neighborhood dispute. The

Special Use Permit process is the proper process for a request for additional fencing height, pursuant to the Carson City Municipal Code, CCDS 1.13 Fences and Walls.

With the recommended conditions of approval, the findings to grant approval have been met. Therefore, it is recommended that the Planning Commission approve SUP-09-082 based on the required findings as noted on the following pages. If the Planning Commission is inclined to approve the request for additional fencing height on site, but has reservations of the proposed 10 foot height, a possible solution for the Commission would be to approve an eight foot fencing height in lieu of the proposed 10 foot height requested.

**PUBLIC COMMENTS:** Public notices were mailed on October 29, 2009 to 31 adjacent property owners within 300 feet of the subject site. At the writing of this report, an email of support and an email in opposition has been received by the Planning Division, see attached. Any comment(s) that are received after this report is completed will be submitted to the Planning Commission prior to or at the scheduled meeting, depending on the time of submittal to the Planning Division.

**CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS:** The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. This project requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found within the Carson City Building Division handout titled *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory*. This handout may also be found online at [www.carson-city.nv.us/Index.aspx?page=2085](http://www.carson-city.nv.us/Index.aspx?page=2085), or at the Carson City Building Division front counter.
3. The structural design of the fencing shall be designed by a registered design professional (architect or engineer), with supporting structural design calculations
4. The plan submittal, at a minimum, shall consist of the following:
  - Site Plan – This must show the location of the proposed fencing
  - Architectural / Structural Elevation of a fence section (between vertical supports) – This detail clearly shows the design of the fence, while being to scale and fully dimensioned. In addition, this also shows how the fencing is constructed. For clarification, please feel free to contact Mr. Don Wilkins, with the Carson City Building Division.

- Structural design calculations, prepared by a registered design professional Fences up to six feet are exempt from building permits.

Fire Department:

- We have no concern with the applicant's request.

Engineering Division:

- The Engineering Division has no preference or objection to the Special Use Permit request, and no recommended conditions of approval.

Health Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

**FINDINGS:** Pursuant to CCMC 18.02.080 (Special Use Permits), staff recommends approval of the Special Use Permit based on the seven required findings (in bold) below, which are further substantiated by the applicant's written justification, and subject to the recommended conditions of approval at the head of this report.

**1. The use will be consistent with the objectives of the Master Plan.**

As herein described, the proposed project is consistent with the following applicable goals and policies (in italics) of the Master Plan:

**CHAPTER 3: A BALANCED LAND USE PATTERN**

GOAL 1.4 MANAGE THE IMPACTS OF FUTURE GROWTH WITHIN THE URBAN INTERFACE

POLICY 1.4c Protection of Existing Site Features

**CHAPTER 5: ECONOMIC VITALITY**

GOAL 5.4 PROMOTE TOURISM ACTIVITIES AND AMENITIES THAT HIGHLIGHT THE CITY'S HISTORIC AND CULTURAL RESOURCES

POLICY 5.4a Heritage Tourism

**CHAPTER 6: LIVABLE NEIGHBORHOODS & ACTIVITY CENTERS**

GOAL 6.1 PROMOTE HIGH QUALITY DEVELOPMENT

POLICY 6.1a Durable Materials Require the use of durable, long lasting building materials for all new development

POLICY 6.1b Neighborhood Design

POLICY 6.1c Variety and Visual Interest

**GOAL 6.2 PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT**

POLICY 6.2a Neighborhood Compatibility

*The applicant has embarked on a total site interior and exterior renovation of the subject site. The renovation that is underway will ultimately improve the existing site features on site within this urban area.*

*As noted above the applicant has taken on an extensive improvement project that will be an improvement to the subject site and the neighborhood in general. The improvements include interior and exterior renovations of the single family dwelling unit, new garage and bedroom expansion, new pavers and stamped concrete in the front yard, with the removal of the damaged paved drive, a new 200 AMP electric service and meter, a rear single floor house expansion, new underground electrical service and the proposed new rear yard fencing.*

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

*The additional fencing height will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. It will however, allow for peaceful enjoyment of the subject backyard and provide visual screening from the adjacent site.*

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

*The proposed additional fencing height will not have an adverse impact on vehicular or pedestrian 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 single family dwelling unit is already an approved use and added fence area will have no effect on public services or facilities. The applicant is actually improving the electrical service on site as a result of the improvement 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.**

*Pursuant to CCDS 1.13, additional signage area and additional fence height can be approved by special use permit if it can be demonstrated that the excess area/height is appropriate to the particular development and compatible with the surrounding uses and*

*properties. The proposed additional fence height request is compatible in scale of this single family dwelling unit and in the context of adjacent Governor's Mansion.*

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

*The request for additional fence height would have no adverse effect on the wider public health, safety, convenience or welfare. The additional fence height may increase safety and privacy for the occupants of the single family dwelling unit on site and will also provide screening from the items stored on the rear of the Governor's Mansion site.*

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

*Property owners in the vicinity have been notified of the proposal for the increased rear-yard fence height along the eastern property line. The Special Use Permit process, is the proper process for a request for additional fencing height, pursuant to the Carson City Municipal Code, CCDS 1.13 Fences and Walls.*

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP

Attachments:

- Application (SUP-09-082)
- Building Division comments
- Fire Department comments
- Engineering Division comments
- Health Department comments

**RECEIVED**

**Carson City Planning Division**  
**2621 Northgate Lane, Suite 62 • Carson City NV 89706**  
**Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us**

**FOR OFFICE USE ONLY:**

CCMC 18.02

OCT 16 2009

**CARSON CITY  
PLANNING DIVISION****FILE # SUP - 09 - SUP - 09 - 082****PROPERTY OWNER**Down the Road LLC**MAILING ADDRESS, CITY, STATE, ZIP**217 Rosemary Lane, LAS VEGAS, NV 89107**PHONE #****FAX #****Name of Person to Whom All Correspondence Should Be Sent  
APPLICANT/AGENT**Mark Lopiccolo**MAILING ADDRESS, CITY, STATE ZIP**3655 Arrowhead Dr, CC, NV 89106**PHONE #****FAX #**882-9447882-9430**E-MAIL ADDRESS**MarkLopiccoloconstruction.com**Project's Assessor Parcel Number(s):**003-252-12**Street Address** S E, SUNSET WAY C.C.**ZIP Code** 89103**Project's Master Plan Designation**Medium Density (MDR)**Project's Current Zoning**SFG**Nearest Major Cross Street(s)**ROBINSON

briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

BUILD A 10' tall fence to block sheds in the back of the Governor's Mansion, To add privacy

**PROPERTY OWNER'S AFFIDAVIT**

I, \_\_\_\_\_, 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

Address

Date

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

STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 200\_\_\_\_\_, 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, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.**

## **SITE PLAN CHECKLIST**

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original plot plan:

0    10    20       10 Feet
2. Vicinity map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
  - (a) Applicant's name, mailing address, and daytime phone number (including area code).
  - (b) The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
  - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
  - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
  - (a) Distances from property lines indicated by dimensions.
  - (b) Distances between buildings shall be indicated on the plot plan.
  - (c) Clearly label existing and proposed structures and uses, and show dimensions.
  - (d) Square footage of all existing and proposed structures.
  - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - (f) Elevations of any proposed structures/additions.
6. Project access:
  - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - (b) Show adjoining street names.
  - (c) Show all curb cuts with dimension.
7. Show the Assessor Parcel Number(s) of adjoining parcels.
8. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
9. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
10. If specific landscape areas are required or provided, show with dimensions.
11. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.
12. **PROJECT IMPACT REPORTS** - Provide **four** copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards Divisions 12,14 and 15.

Submit 6 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 6 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

## SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions 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 Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

**(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)**

Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. **BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

### GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at [www.carson-city.nv.us](http://www.carson-city.nv.us).

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood? **NO**

Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).  
**North 1 House, South 1 House, East Governor Mansion**

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area. **ADDS PRIVACY AND COVERS UP ALL THE JUNK**

**Behind the Governor's Mansion**

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

**SAME AS ABOVE**

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase

**WILL NOT IMPACT ANY PEDESTRIAN OR VEHICULAR TRAFFIC**

in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area. *Does not pertain*

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved. *It will be viewed from the Home and some of the Governor's mansion and be very nice looking*

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity? *Yes*

Explanation 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? How will your project affect the Sheriff's Office? *Does not pertain*

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information. *Does not pertain*

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and 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? Talk to Public Works for the required information. *Does not pertain*

D. 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? Please contact Public Works for the required information. *Does not pertain*

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements? *Does not pertain*

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources). *Does not pertain*

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided. *Does not pertain*

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements. *Does not pertain*

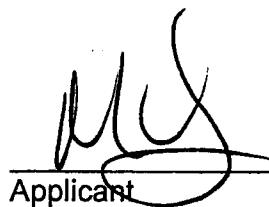
I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided. *Does not pertain*

If there is any other 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 this information.

Please type the following signed statement at the end of your application questionnaire.

**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

MARK Lopiccolo

10-8-2009

Date

# Master Plan Policy Checklist

## Special Use Permit, Major Project Review & 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: Sunset Remodel

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 (5.1i)
- 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)?

OWNER: Down the Road LLC  
217 Rosemary Lane  
Las Vegas, NV 89107

APPLICANT: Lopiccolo Construction  
Mark Lopiccolo  
3655 Arrowhead Drive #140  
Carson City, NV 89706

REQUEST: To build a 10' tall fence on the east property line.  
It will block the view of **Ladders, Tools and misc. Junk**  
on the back sheds of the Governors Mansion.

ZONING: Single-Family 6,000 (SF6)

MASTER PLAN  
USE DESIGNATION: Medium Density (MDR)

APN: 003-252-12

SITE PLAN  
PREPARED BY: Mark Lopiccolo

SW1/4 NE1/4 SECTION 18 | SE1/4 NE1/4 SECTION 18  
T.15 N. R.20 E. T.15 N. R.20 E.

1011  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

W 18  
**HINGTON GARDENS**  
**SUBDIVISION**

1  
Bk 21

SUNSET  
ADDITION  
RECORDED 12/12/35

**PHILLIPS (24)**  
**ADDITION**  
**BLOCK A**

Scale: 1" = 100'  
Revised 3/03/06

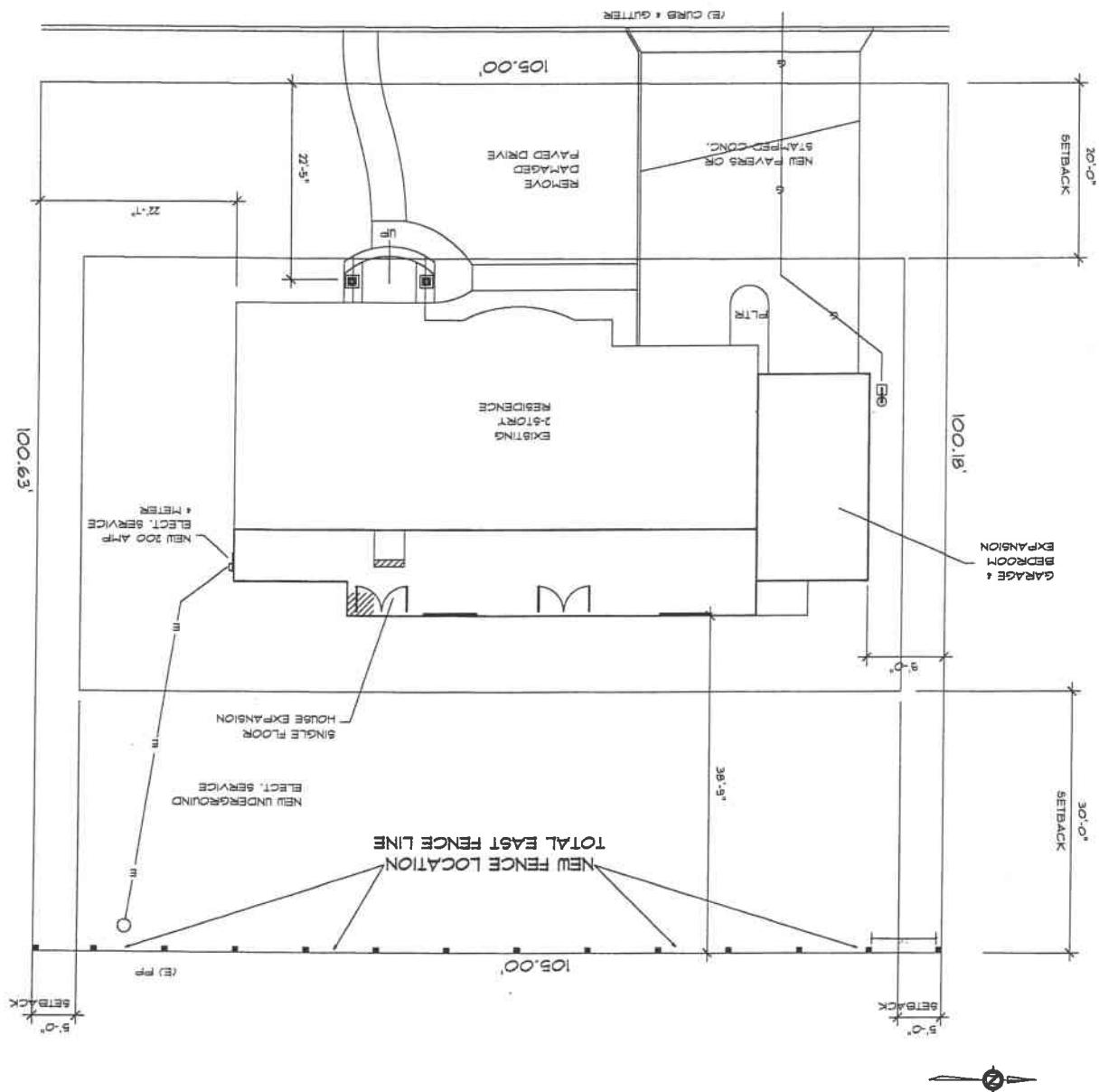


REVISED  
8.35 am, 11/10/2008

Scale: 1" = 100'  
Revised 3/03/06

סמליךן דיא פֿוֹגְעָה

5 E. SUNGEET WAY  
Down the Road LLC  
Prepared By:  
Mark LopPiccolo  
3655 Arrowhead DR.  
Carson City, NV 89706  
Project Address:  
Offiice: 882-9441  
Carson City, NV 89706  
Las Vegas NV 89101  
217 Rosemary Lane  
Las Vegas NV 89107  
Project Address:  
Office: 882-9441  
Carson City, NV 89706  
5 E. Sungeet Way  
Mark LopPiccolo  
3655 Arrowhead DR.  
Carson City, NV 89706  
Project Address:  
Office: 690-2906  
Fax: 882-9430  
Carson City, NV 89703  
APN: 003-252-12  
E-Mail: mark@lopPiccoloconstruction.com  
SCALE: 1" = 20'



10' TALL FENCE MADE OUT OF RESAWN REDWOOD POSTS  
AND RESAWN FIR RAILS AND FENCE BOARDS  
WITH A OIL WHITE WASH FINISH  
AND LEFT TO AGE

SCALE:  $3/8" = 1'$

10/01/09

