

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2011

FILE NO: SUP-11-028

AGENDA ITEM: H-2

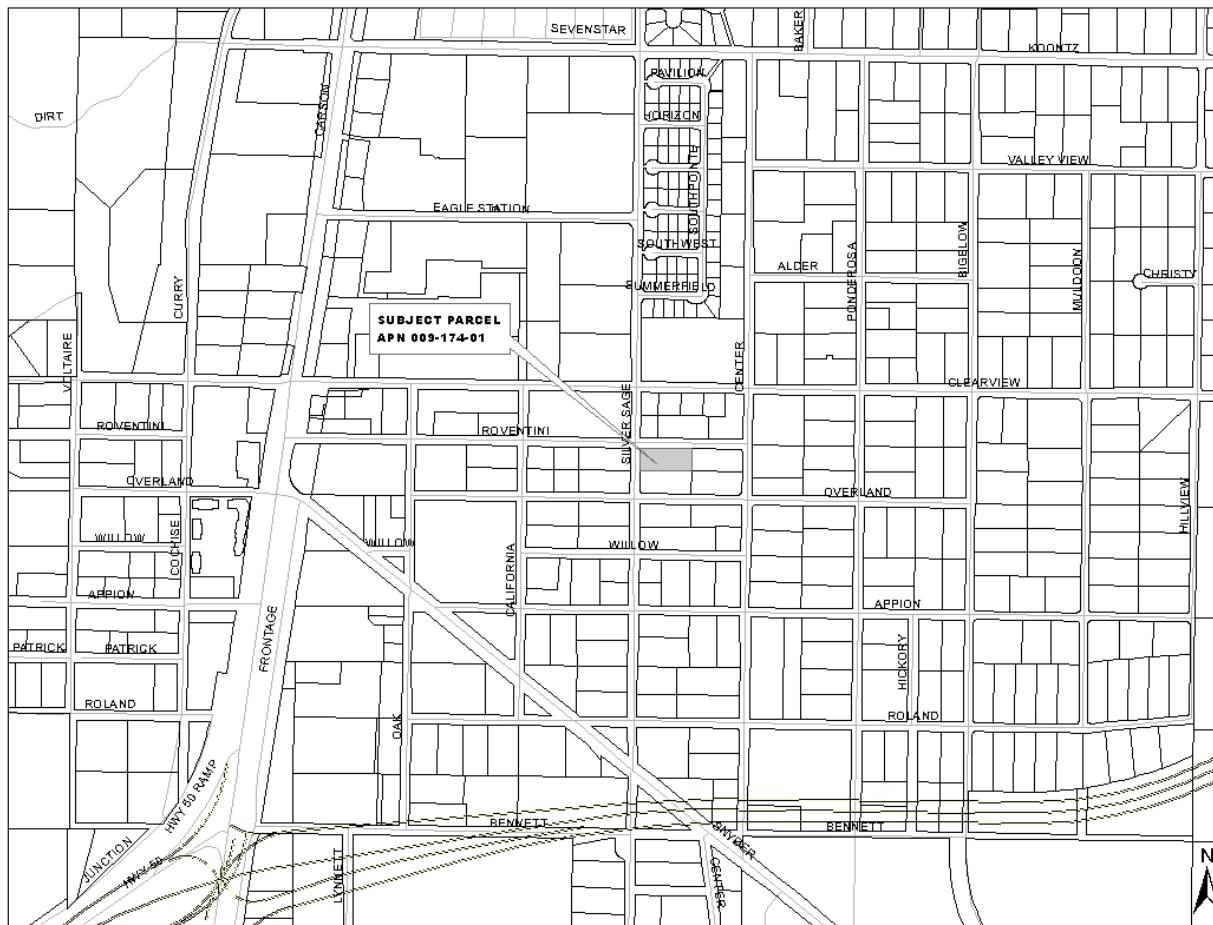
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow an accessory building which exceeds 75% of the size of the primary structure in the Single Family 1 Acre (SF1A) zoning district.

APPLICANT/OWNER: Gary R Hitt

LOCATION/APN: 525 East Roventini Way/009-174-01

RECOMMENDED MOTION: "I move to approve SUP 11-028, a Special Use Permit request to allow an accessory building of 1,080 square feet, which exceeds 75% of the size of the primary structure on property zoned Single Family 1 Acre, located at 525 East Roventini Way, APN 009-174-01 based on findings and subject to conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for 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 considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for the proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. 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 Department 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.

The following shall be submitted with a building permit application:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
8. The building will not exceed 15 feet in overall height and will be limited to one story.
9. The building footprint will not exceed 1,080 square feet.

The following are general requirements applicable through the life of the project:

10. Hours of construction shall be restricted to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
11. The proposed structure is limited to non-commercial use. No human habitation is allowed.
12. All exterior lighting to be residential in nature. The submission of proposed exterior light fixture detail is required during building permit process for staff review prior to installation.

13. The structure shall not block existing easements or impede or block existing drainage.
14. The structure shall meet all codes and ordinances for the building type and occupancy classification.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed garage and shop as an accessory structure, added to another accessory building on the site, which would result in buildings over 75% of the size of the primary structure, have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 1 Acre (SF1A)/Residential

SOUTH: Single Family 1 Acre (SF1A)/Residential

EAST: Single Family 1 Acre (SF1A)/Residential

WEST: Single Family 1 Acre (SF1A)/Residential

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone X (areas of minimal flooding)
- 2 EARTHQUAKE FAULT: Moderate, Zone III, within 500 feet
- 3 SLOPE/DRAINAGE: Site is basically flat
- 4 SOILS: 61 Surprise gravelly sandy loam, 0 to 2 percent slopes

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: .93 acres or approximately 40,510 square feet.
- 2 PROPOSED STRUCTURE SIZE: 1,080 square feet
- 3 PROPOSED STRUCTURE HEIGHT: Height will not exceed 15 feet overall
- 4 PARKING: Adding garage to provide covered parking on site. Utilize existing driveway location.
- 5 SETBACKS: Required are: Front 30 feet, Side 15 feet, Street Side 20 feet and Rear 30 feet, Height 32 feet. Proposed setbacks are: Front approximately 50 feet, Left side 65 feet, Right side 205 feet, Rear approximately 60 feet, Height one story with a maximum 15 feet overall
- 6 VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

None.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.05.055 Accessory Structures, an accessory building exceeding 75% of the size of the primary structure requires a Special Use Permit.

The proposed accessory structure of 1,080 square feet would be added to the existing buildings

on site. There is a primary structure of 904 square feet and detached garage of 336 square feet a total of 1,416 square feet. Adding the accessory building of 1,080 square feet would total more than 75% of the size of the primary residential structure, and would actually be 157% of the primary structure size. All accessory structures, if approved, would cover 3.5% of the parcel. The requested use of a garage/shop is an allowed accessory use within this zoning district if the size of the detached accessory structures does not exceed 50% of the size of the primary structure, with approval of an administrative permit required from 50-75%. A special use permit is required if the accessory structure exceeds 75% of the size of the primary structure. Historically speaking, all applications for oversized residential structures presented to the Planning Commission during the last ten years have been approved.

The proposed garage/shop building would be placed in the central western area of the lot, between the existing house and garage and would be constructed on site. The primary structure on the site is very small when compared to the size of the lot and other homes in the vicinity. The applicant inherited the house from his parents and is intending to move to this location. He would like to utilize the new garage/shop for storage of cars, tools, snow blower, various landscaping equipment, etc. He would like to utilize new covered and secure storage for these items on the site.

The lot has approximately 300 foot frontage and lot depth of 135 feet. As a matter of information, if a garage can be attached to the house it does not need a special use permit, even though the garage may be larger than the primary structure. The applicant was not able to find a way for this connection of the garage to the house to be made in this case and has therefore proposed a detached garage in addition to the existing smaller garage on the site and has proposed placing this garage between the two existing structures.

As is noted in the application, the size of the primary structure on this site is quite small when compared to other homes in the vicinity, while the proposed garage is not out of character with the size of other attached and detached garages in this area. The existing garage on the site is also small when compared to other garages in this vicinity.

The applicant has included a map of the area with the application and pictures showing many structures and accessory structures which are located in the vicinity. None of the primary structures utilized in this comparison are as small as the one under discussion, with many of the properties in the vicinity having attached garages and accessory structures which exceed the size of this primary structure. Unfortunately, the applicant's submission is not accurate regarding the sizes and which properties have detached, rather than attached, garage structures. In verifying the information submitted, staff realized the information listed by the applicant under some of the pictures is not accurate when compared to the Assessor's Office information.

A corrected chart of the information from the applicant, with the figures from the Assessor's Office, is shown below with the final percentage on the right being the comparison of the size of the accessory structure to attached garages, and a separate comparison of the size of all garages on the site with the primary structure, listed as the second percentage in the last column. Those properties which were listed by the applicant and have a large attached garage but no detached garages are shown separately at the end of this comparison chart. It is noted that the percentages related to the size of garages are quite varied in this vicinity. These pictures and

details were offered by the applicant in support of large garages being common in this area.

Map #	Address	SF Primary	+SF Attached Garage	Total SF Primary & Attached	SF Detached Garage	% Primary/ % All Garages
Subject	525 E Roventini	904	None	904	336 Proposed 1,080	37% 157%
16	4522 Muldoon	2,474	1,128	3,602	1,280	36% 97%
24	4350 Center	2,120	None	2,120	1,056	50%
1	5432 Lynnett	3,265	None	3,265	960	29%
10	1067 E Roland	2,702	942	3,644	2,640	72% 133%
15	4434 Muldoon	2,408	912	3,320	2,749	83% 152%
18	302 Willow	3,073	910	3,983	3,200	80% 134%
23	600 E Roventini	1,758	None	1,758	864	49%
31	369 Arthur	1,440	None	1,440	1,400	97%
32	4540 Silver Sage Dr	1,569	650	2,219	1,152	52% 115%

No detached garages:

22	429 E Roventini	2,468	2,024	4,492	None	82%
27	4094 Center Dr	2,864	1,039	3,901	None	36%
2	5179 Silver Sage Dr	1,860	744	2,604	None	40%

Large accessory structures and garages are common in the larger zoning districts which also allow farm animals, and commonly include larger sized residences with guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. This property is unusual in that the primary structure is very small, generally the size of many of the garages and accessory structures in the area, creating a situation where the accessory structures for the site under review are quite large in comparison.

The proposed project would not detract from the existing residential area. The applicant proposes off-street parking in the new garage in the new structure. It appears the proposed placement of the primary structure, and two accessory structures all facing East Roventini Way would be harmonious with the appearance of other homes and existing uses in the neighborhood

as supported by pictures provided by the applicant.

The garage/shop is proposed at 1,080 square feet which would accommodate the owner's three cars as well as the storage of other materials and items which the owner would like to place in secure storage on the site. The existing garage on the site is small, at 336 square feet, essentially an oversized one-car garage. The size of the proposed garage/shop as a detached accessory structure is not out of character with the size of structures on surrounding properties.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 490 feet of the subject site. At the writing of this report one letter has been received in favor of this proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 25, 2011, depending on the date of submission of the comments to the Planning and Community Development Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of May 11, 2011 are included or attached to this report.

Building:

- 1) The building construction 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 in the Carson City Building Division handout titled: "*One & Two Family Dwellings and Accessory Structures*". This handout may also be found online at" www.carson.org/building

Engineering: The Engineering Division has no preference or objection to the special use request.

Fire: The applicant must meet all codes and ordinances as they relate to this request.

Health: Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Environment Control Authority: No comments or requirements.

Parks and Recreation Department: No comments.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

Goal 1.1 Promote the Efficient Use of Available Land and Resources

Policy 1.1e,f Sustainable Construction Techniques and Energy Conservation

Policy 1.4c Manage the Impacts of Future Growth within the Urban Interface

The applicant is using materials that are consistent with the existing house, is proposing a single story, intending to utilize concrete, masonry and wood with a 40-year composition roof. No removal of mature trees or changes to the existing landscape is proposed. No change in

population or existing setbacks as per zoning codes. No change to existing drainage.

Policy 6.1a Durable Materials

All materials will meet or exceed building codes, with 40-year composition roofing, 2x4 framing, engineered trusses, hardboard siding, concrete and masonry.

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.

All surrounding properties are zoned Single Family 1 Acre, with residential uses. Construction would of limited duration and be limited to certain hours. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Construction hours would be limited as a condition of approval to 7:00 a.m. to 7:00 p.m., Monday through Saturday. Once the construction of the garage/shop is completed on the site, it would be residential in nature and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. Exterior lighting would be conditioned to be consistent with home usage and wattage and would be reviewed prior to installation as a part of the building permit process.

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

Traffic is not likely to significantly increase due to the construction of a garage/shop on the site. The plans show sufficient accommodation for vehicles within the proposed garage areas. No parking is proposed on the street or right-of-way adjacent to the property as a result of the placement of the new garage/shop. There are no curbs, gutters or sidewalks in this rural area.

The applicant is proposing to relocate to this site and bring with him various vehicles and materials that will need to be stored in a secure location. No adverse impact to vehicular or pedestrian traffic is anticipated.

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 project is not expected to have a negative effect on existing public services and facilities. The community sewer system is currently available and active at this location. No additional bathroom facilities are proposed in the garage/shop and therefore no change to city services will be required. No human habitation is allowed in this accessory structure.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The purpose of the SF1A, SF2A and SF21 Districts are to provide for the development of low-density, large lot, single family detached residential units. The SF1A, SF2A and SF21 Districts are consistent with the policies of the Suburban Residential category of the Master Plan.

The project is located in the Single Family 1 Acre zoning district, which allows as an accessory use accessory structures. The request for special use permit approval is generated by the size of the primary structure when compared to the proposed and existing structure on the site. The square footage would exceed 75% of the size of the primary existing structure at 157%. The existing primary residence is a very small home, only 904 square feet on a one acre lot. The placement of the garage/shop between the existing home and garage will be similar to the appearance and location of accessory structures on other properties in the vicinity.

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

The addition of a garage/shop on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning, an accessory building is a permitted accessory use, requiring special use permit approval only if the size of accessory structures on the site exceeds 75% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of a garage/shop building in this location. The small size of the primary structure creates the need for the additional review. The size of the proposed garage/shop is not out of character with other garages, either attached or detached in this vicinity and zoning designation.

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

An accessory structure which exceeds 75% of the size of the primary structure requires approval by special use permit process in the Single Family 1 Acre zoning district. Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Many of the properties in the vicinity also have large accessory structures, such as garages, recreational vehicles, storage units, carports, guest buildings, etc, and could also apply for a special use permit, if desired, to allow such an accessory structure on their properties.

Respectfully submitted,

PLANNING and COMMUNITY DEVELOPMENT DEPARTMENT

Kathe Green

Kathe Green, Assistant Planner

Attachments:

Application (SUP-11-028)

Building Division Comments

Fire Department Comments

Engineering Division Comments

Health Department Comments

Environmental Control Authority Comments

Parks and Recreation Department Comments

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File # (Ex: MPR #07-111)	SUP-11-028
Brief Description	<i>Detached garage/shop</i>
Project Address or APN	APN #009-174-01
Bldg Div Plans Examiner	Kevin Gattis
Review Date	May 25, 2011
Total Spent on Review	

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

GENERAL COMMENTS

1. The building construction 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 in the Carson City Building Division handout titled: "*One & Two Family Dwellings and Accessory Structures*". This handout may also be found online at: www.carson.org/building



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: May 9, 2011

SUBJECT: AGENDA ITEMS FOR MAY 25, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- AB-11-026 State of Nevada We have no concern with the applicant's request.
- SUP-11-027 Carson City Schools
 - Fire Department access must be maintained to the building. One option is to install 2 ½" hose stations in the corridors on the west side of the school.
 - Currently a fire hydrant and post indicator valve exist in the round-about at the school entrance. Both of these items and the fire department connection must be moved to a location approved by this department.
 - All roads must be a minimum of 20' width, 13'-16" vertical clearance for fire department access.
- SUP-11-028 Gary Hitt, Kelly Clark The applicant must meet all codes and ordinances as they relate to this request.
- SUP-11-029 & ZMA-11-030 Carson City (Parks & Rec) The applicant must meet all codes and ordinances as they relate to this request.

DL/lb

**Engineering Division
Planning Commission Report
File Number SUP 11-028**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: April 26, 2011

MEETING DATE: May 25, 2011

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Gary R. Hitt to construct a detached garage larger than the home at 525 E. Roventini Way, apn 09-174-01.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The expanded driveway must have a rural driveway approach installed to protect the City street. See Carson City standard detail C-5.2.5.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not have an effect on traffic and pedestrian access.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

Kathe Green - Planning Commission Comments for May 25, 2011

From: Dustin Boothe
To: Kathe Green
Date: 5/9/2011 6:17 pm
Subject: Planning Commission Comments for May 25, 2011
CC: Brendan Schnieder

Kathe:

Please see comments below

AB-11-026

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-027

Carson City Health and Human Services has the following comments regarding this project in regards to the building expansion:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

SUP-11-028

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-029

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-030

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

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APR 21 2011

April 21, 2011

CARSON CITY
PLUMBING

Major Project Review Committee

Re: # SUP – 11-028

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP -11-028 @ 525 East Roventini project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor
Ken Arnold, Public Works Environmental Manager



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director *[Signature]*
Scott Fahrenbruch, Director of Operations
Juan F. Guzman, Open Space Manager *[Signature]*
Vern L. Krahn, Park Planner *[Signature]*

Subject: Parks and Recreation Department's comments for the Wednesday, May 25, 2011, Planning Commission meeting

Date: May 11, 2011

AB-11-026	No Comments
SUP-11-027	No Comments
VAR-11-031	No Comments
SUP-11-028	No Comments
SUP-11-029	<p>Over the past few months, our department has been working the AT&T representatives to locate a cellular communication facility on the top of Lone Mountain. Besides the public benefit of providing better coverage, this project will enhance the public access to the park property from the corner of Winnie Lane and Roop Street and a portion of the crest trail. Staff believes that the applicant has done a good job in addressing the project's potential visual, grading, and construction impacts. Our department requests that the Planning Commission impose the following conditions on the special use permit:</p> <ol style="list-style-type: none">1) The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).2) Construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.
ZMA-11-030	The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map.

Sup-11-028

To whom it may concern

Gary Hitt (525 east Roventini Way) has talked to us about his proposed three car garage next to his home. We have no objections to this building.

5-1-11

Jan Riskin 600 E Roventini way

RECEIVED

MAY 16 2011

CARSON CITY
PLANNING DIVISION

RECEIVED

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 10 - SUP - 11 - 028

GARY R HITT

PROPERTY OWNER

CARSON CITY

525 EAST ROVENTINI, WAY NV 89701
MAILING ADDRESS, CITY, STATE, ZIP

775-883-1562

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

GARY R HITT

APPLICANT/AGENT

CARSON CITY

525 EAST ROVENTINI, WAY NV 89701
MAILING ADDRESS, CITY, STATE ZIP

775-883-1562

PHONE #

FAX #

HITTmanone@Hotmail.com

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

009-174-01

Street Address

525 East Roventini Way 89701

ZIP Code

Project's Master Plan Designation

LDR

Project's Current Zoning

SFIA

Nearest Major Cross Street(s)

Silver Sage

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: 18.05.055.7, or Development Standards, Division _____ Section _____, a request to allow as a conditional use is as follows:

904 SF + 336 D + proposed 1080 detached

PROPERTY OWNER'S AFFIDAVIT

I, GARY R HITT, 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.

Gary R Hitt
Signature

525 EAST ROVENTINI WAY
Address

10-23-10
Date

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

STATE OF NEVADA
COUNTY

On 10/23/10, 2, Gary R. Hitt, 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.

Jennifer Calhoun
Notary Public

Notary Public

JENNIFER CALHOUN
NOTARY PUBLIC
STATE OF NEVADA
No. 98-36511-2 My App. Exp. Feb. 13, 2011

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: Gary R. Hilt Proposed detached garage

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)?



Special Use Permit & Major Project Review Development Checklist

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

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

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

ANSWERS TO MASTER PLAN

CHAPTER 3 - SUSTAINABLE MATERIELS

Project will be constructed to code with concrete, masonry, and wood with a 40-year composition roof.

There will be no removal of mature trees or changes to existing landscape.

There will be no change in population or existing setbacks as per zoning codes.

There will be no change to existing drainage.

Our setback is beyond the minimum so there will be no impact on the floodplain.

CHAPTER 6 – LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

All materials will meet or exceed building codes i.e; 40-year composition roofing, 2 x 4 framing, engineered trusses, hard-board siding, concrete and masonry.

Gary Hitt has recently acquired this property, as his parents are deceased. He is relocating to C.C. He owns 3 cars, tools, snow blower, various landscaping equipment, etc. and needs a place to put them inside to keep the area clean and not a fire hazard.

Other old wooden structures that were on the property have already been torn down, removed and cleaned up. Weeds, sagebrush and debris have already been cleared from entire site.

I am submitting for a special use permit for a three car garage and shop 30' x 36', 1080sq.ft.

This is not intended as living space and therefore will not have any negative effect in the area.

I feel there is no good way to attach the garage to the existing residence.

The house is 904sq.ft. and the proposed is 1080sq.ft. with existing 336 sq.ft. structure & proposed 1080 sq.ft. The percentage is 156%.

Excavation will not impact any underground utilities.

**Question 1 – HOW WILL THE PROPOSED DEVELOPMENT
FURTHER AND BE IN KEEPING WITH, AND NOT CONTRARY TO,
THE GOALS OF THE MASTER PLAN ELEMENTS?**

The garage will be constructed to code with concrete, masonry and wood with a 40-year composition roof. It will not exceed height or infringe on setback requirements .

**Question 2 – WILL THE EFFECT OF THE PROPOSED
DEVELOPMENT BE DETRIMENTAL TO THE IMMEDIATE
VICINITY? TO THE GENERAL NEIGHBORHOOD?**

- A. All adjoining properties are zoned SF1A.
- B. The structure is similar to many in the area, some are larger and some smaller. The proposed use, parking and storage, seem to reflect that of the neighborhood and it will give me a place inside to park my vehicles. Property values would not be adversely affected and may increase them as vehicle clutter would be eliminated. The proposed location will not block any views or blight the area. The main use is to house vehicles, trailers, tools, lawnmowers, snow blower, storage, and a private workshop. Noise permissions are of no concern as I have no intentions of commercial activity.

This proposal will not impact traffic in any way and there will be no need for additional utilities at the end of construction. Common building techniques will be used; i.e. Dust control, work hours, etc. and will comply with city ordinances.

No additional parking on the street will be needed.

There is a planned driveway in front of the garage which will not affect drainage of my property or impact the neighboring drive as they will be separated by approx. 50'.

There will be no need for additional service as this project does not include living area.

Lighting will be unobtrusive and mostly used on approach and departure. A minimum intensity street light exists in front of the property.

Porch lighting will be placed as not to affect the neighboring property in any way.

Question 3- HAS SUFFICIENT CONSIDERATION BEEN EXERCISED BY THE APPLICANT IN ADAPTING THE PROJECT TO EXISTING IMPROVEMENTS IN THE VICINITY?

The proposed structure will not affect the school district or Sheriff's Office, as we are not adding to the population.

There is a planned driveway in front of the garage which will not affect drainage of property and the opposing drive is 50' to the East.

Questions involving Public Works will not be applicable as we are not changing existing permissions.

Proposed structure will not affect existing landscaping, trees or fencing on property.

We do not feel the garage is oversized, as it is comparable to others in the vicinity. However, in reference to other homes in the same area, the existing residence is quite small.

Special Use Permits that clearly exceed standard dimensions have been granted to several projects within a 2-block distance from our proposed project site. We feel that our proposed site falls well within the parameters dictated within the Master Plan Policy.



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map# 15 4434 MULDOON 2408H/ 912D



map# 18 302 WILLOW 3073 H/4320 DX2



map# 17 4627 MULDOON 2256 H/ 902 D



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map# 31 369 ARTHUR 1440 H/ 1400 D



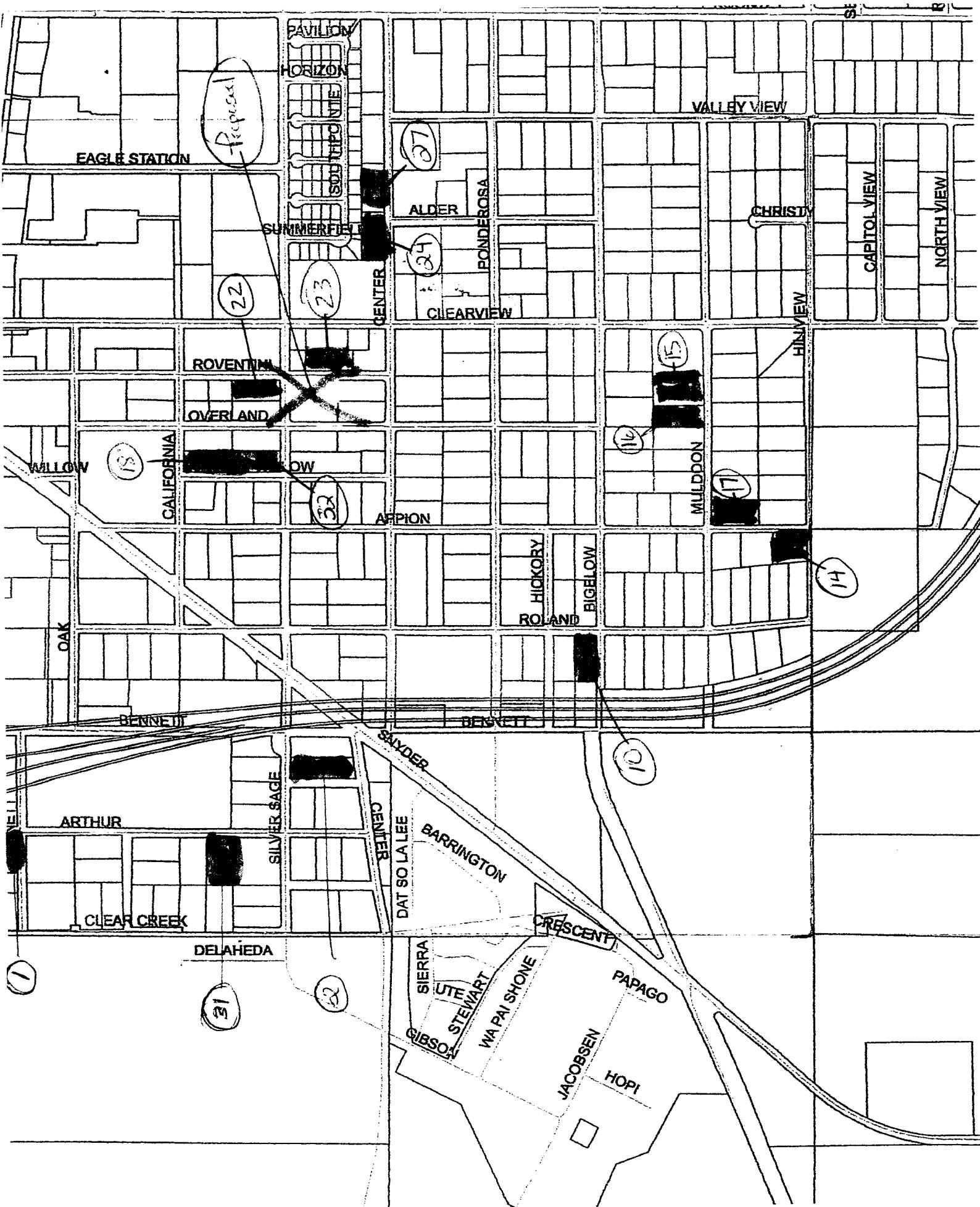
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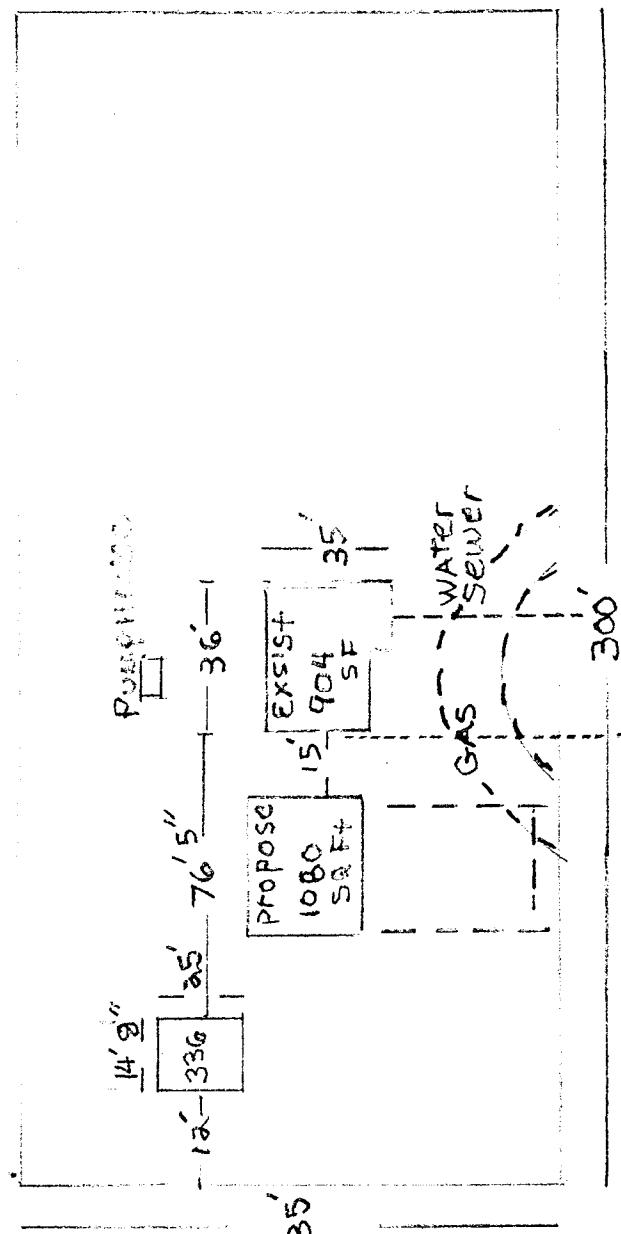


Within a two (2) block distance there are 4300 sq.ft. and 6600 sq.ft. buildings. The proposed structure only has an eave height of 10 ft. and a span of 30 ft. contrasting an approximate 14 ft. eave height and a 40 ft. span of the existing buildings. Therefore, we do not feel that a 1080 sq.ft. three (3) car garage would be a detriment to the neighborhood.



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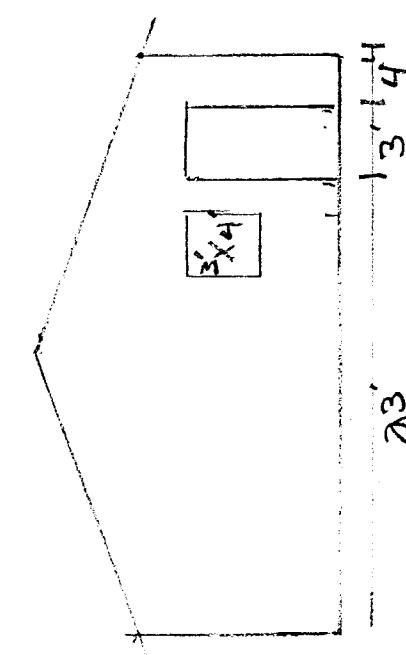
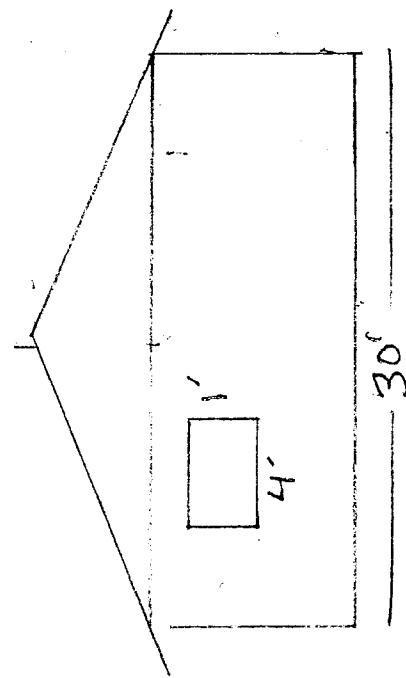
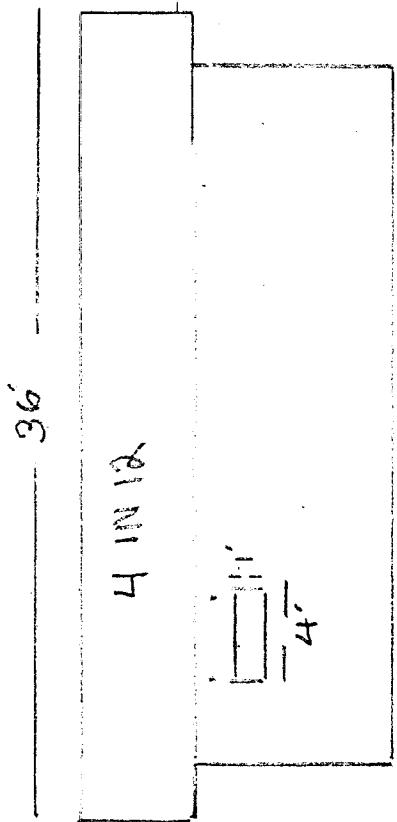
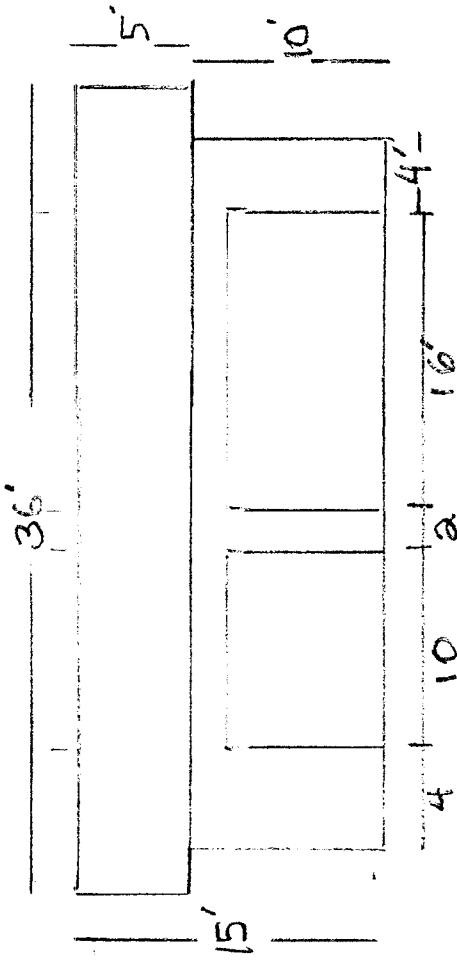
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525 E. ROSEWOOD WAY
CARSON CITY NV 89701
775-883-1563

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Propose 30' X 30'

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1 INCH = 10 FT

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