

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 29, 2013

FILE NO: SUP-13-031

AGENDA ITEM: G-3

STAFF AUTHOR: Susan Dorr Pansky, Principal Planner

REQUEST: Approval of a Special Use Permit to allow a two-family duplex on a corner lot in a Single Family 6,000 (SF6) zoning district located at 1512 N. Nevada Street.

APPLICANT/OWNER: Steve Yochum, Property Owner

LOCATION: 1512 N. Nevada Street

APN: 001-157-02

RECOMMENDED MOTION: "I move to approve SUP-13-031, a Special Use Permit to allow a two-family duplex on a corner lot in a Single Family 6,000 zoning district located at 1512 N. Nevada Street based on the findings and subject to the conditions of approval outlined 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 within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may 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 (obtain and maintain a valid building permit) 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 Division 30 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. The applicant shall obtain a building permit from the Carson City Building Division for the proposed construction. Contact the Building Division for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
4. The applicant shall pay all required water and sewer connection fees for the project.
5. The applicant must obtain a Certificate of Occupancy and/or final inspection and approval for all required improvements.

The following shall be incorporated into the proposed development plan:

6. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
7. All on and off-site improvements shall conform to City standards and requirements.
8. A driveway approach for the proposed detached one-car garage shall be required.
9. All driveways and parking areas shall be paved to comply with City standards and requirements.
10. A five foot wide sidewalk shall be constructed along the Long Street and Nevada Street frontages of the property.
11. Two off-street parking spaces shall be provided for each dwelling.
12. Replacement of curb, gutter and road areas which are damaged or destroyed during construction for improvements to the site shall be required.
13. Dust and stormwater control measures must be employed during construction.

The following shall be submitted with or included as part of a building permit application:

14. The applicant shall submit a copy of the Notice of Decision, signed by the applicant and owner as a part of the building permit submittal.
15. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*. This handout may also be found online at www.carson.org/building.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review) and 18.02.080 (Special Use Permits)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Single Family 6,000 (SF6)

KEY ISSUES: Will the proposed two-family duplex be in keeping with the standards of the Carson City Municipal Code? Is the proposed location appropriate for a two-family duplex? Will the use be compatible with surrounding land uses or properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000 (SF6)/residential – single family use
 SOUTH: Single Family 6,000 (SF6)/residential – single family use
 EAST: Single Family 6,000 (SF6)/residential – single family use
 WEST: Single Family 6,000 (SF6)/residential – two-family duplex use

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X-Shaded (areas of 1% annual chance of flood less than 1 ft. depth)
- SLOPE/DRAINAGE: The site has been developed as a single family residence for more than 70 years and has no significant slope or drainage issues

SITE DEVELOPMENT INFORMATION:

- PARCEL AREA: 7,238 square feet
- EXISTING LAND USE: Single family residence
- PROPOSED STRUCTURES: Second single family residence with attached one-car garage and separate, detached one-car garage to accommodate existing residence
 - RESIDENCE BUILDING FOOTPRINT: 651 square feet
 - RESIDENCE LIVING AREA: 763 square feet (651 square feet of conditioned living space and 112 square feet of non-conditioned storage/utility space)
 - RESIDENCE ATTACHED GARAGE AREA: 448 square feet
 - RESIDENCE HEIGHT: Approximately 22 feet
 - DETACHED GARAGE FOOTPRINT: 338 square feet
 - DETACHED GARAGE AREA: 338 square feet
 - DETACHED GARAGE HEIGHT: Approximately 13 feet 9 inches (to base of cupola)
- REQUIRED SETBACKS:
 - Front: 20 feet Rear: 10 feet Side: 5 feet Street Side: 10 feet
- PROPOSED SETBACKS:
 - Front: 20 feet Rear: 10 feet Side: 5 feet Street Side: 10 feet
- PARKING REQUIRED: Two spaces per dwelling unit
- PARKING PROPOSED: One space per dwelling unit - a condition of approval has been recommended to meet the two spaces per dwelling unit requirement
- VARIANCES REQUIRED: None

SITE HISTORY:

- The existing residence and detached garage on the subject property were constructed in 1941.
- An accessory structure (wood shed) was constructed on the property in 2009.

DISCUSSION:

Per CCMC Section 18.04.075 (Single Family 6,000), a Two-Family Duplex Unit on a Corner Lot may be allowed within the Single Family 6,000 zoning district as a conditional use with the approval of a Special Use Permit.

The subject property is a 7,238 square foot corner lot with an existing single family residence and two-car detached garage. The applicant proposes to demolish the two-car detached garage and replace it with a new single family residence including one-car attached garage on the northwest corner of the parcel. In addition, the applicant proposes to add a one-car detached garage at the southeast corner of the parcel to provide garage space for the existing residence. As shown on the site plan provided by the applicant, all required setbacks will be met with the proposed structures.

Although the definition of a two-family dwelling or two-family duplex commonly refers to two residential dwelling units contained within one building, it is staff's interpretation that a two-family dwelling or two-family duplex may also include two separate residential dwelling units on the same parcel, as the use would be the same in either scenario.

The applicant indicates that there is currently no usable off-street parking for the subject property, as the existing two-car detached garage is in poor structural condition and does not meet setback requirements. Vehicles parking in the existing driveway encroach into the street. The addition of a one-car garage for each residence will provide off-street parking that was not previously available to the property.

Per Carson City Development Standards, Division 2.2, two off-street parking spaces are required per dwelling unit. A single car garage may be counted as one off-street parking space, but the driveway access to that garage may not be counted as an off-street parking space. Staff recommends that, in addition to the one-car garages proposed by the applicant, one additional off-street parking space per dwelling unit be provided.

The applicant proposes to help maintain the historic character of the area by constructing structures that have a "turn of the century" design including roof pitches and architectural details common for that era. In addition, the applicant proposes to construct a five foot wide sidewalk around the subject property to provide pedestrian amenity to the property and surrounding neighborhood. The applicant also recognizes that there are mature trees on the site and proposes to take all precautions to preserve them.

The surrounding land use is single family residential on all sides, however, there are several properties within the immediate vicinity (300 feet or less) that are two-family duplexes, including a duplex on the adjacent parcel to the west of the subject property. The applicant has provided a map showing duplex properties in the area (Addendum A in the attached application).

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application with the conditions outlined by staff.

PUBLIC COMMENTS:

Public notices were mailed to on May 10, 2013 to 35 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments in favor or in opposition have been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division Comments:

1. The project requires 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 RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*. This handout may also be found online at www.carson.org/building.
3. The current adopted codes will be in effect until September 1, 2013.

Engineering Division Comments:

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

1. CCMC 18.02.080 (2a) – Adequate Plans. The plans submitted are adequate for the Special Use Permit review.
2. CCMC 18.02.080 (5a) – Master Plan. The request is not in conflict with any Engineering Master Plans for streets or storm drainage.
3. CCMC 18.02.080 (5c) – Traffic/Pedestrians. The request is not in conflict with pedestrian or traffic movements.
4. CCMC 18.02.080 (5d) – Public Services. City water and sewer improvements are adequate for this project. Water and sewer connection fees will be charged.

Fire Department Comments:

The project must conform to applicable CCMC and adopted International Fire Code.

Health Department Comments:

Health and Human Services has no comments based on the items submitted.

Public Works, Environmental Control Comments:

Environmental Control has no comments or requirements for the proposed project.

FINDINGS: Staff recommends approval of the Special Use Permit based on the findings outlined below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

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

The proposed project is consistent with the following applicable goals of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

Goal 1.1 – Promote the Efficient Use of Available Land and Resources.

Goal 2.1 – Encourage Diversity in Citywide Land Use Mix.

Goal 2.2 – Expand Housing Variety.

Goal 6.2 – Promote Compatible Infill and Redevelopment.

Goal 9.2 – Promote the Expansion of Affordable and Workforce Housing Options within the Community.

The proposed two-family duplex will provide additional reasonably priced housing within an established neighborhood in Carson City, while remaining compatible with the existing land uses in the surrounding area.

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

There will be moderate noise disturbance, dust and potential stormwater runoff during demolition of the existing detached garage and construction of the new structures and improvements. To help mitigate these disturbances, staff has recommended a condition of approval that dust and stormwater be controlled during construction of the proposed project. Once completed, the proposed project will not create any objectionable noise, vibrations, odors, dust, glare or physical activity that would be inconsistent with the uses already conducted in the surrounding neighborhood.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed two-family duplex will generate minimal additional traffic and is served by an adequate existing street network. Pedestrian movement will be improved with the five foot wide sidewalk proposed to be constructed with the project.

4. **The project 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.**

School, police and fire protection levels of service will not be affected by the proposed project. The Engineering Division has indicated that City water and sewer already serve the site and has also indicated that the proposed project is not in conflict with engineering master plans for streets or storm drainage. Road improvements will not be required as a result of this project, however, the applicant proposes to add five foot sidewalks adjacent to the existing roadways as a part of the project. Replacement of curb, gutter and road areas which are destroyed during construction for improvements to the site will be required. A driveway approach will be required to be constructed for the new detached garage proposed on the site.

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

A two-family duplex is a conditional use in the Single Family 6,000 zoning district. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed project will be in conformance with the requirements of the Carson City Municipal Code.

6. **The project will not be detrimental to the public health, safety, convenience and welfare.**

The proposed project will not be detrimental to the health, safety, convenience and welfare of the general public or surrounding neighborhood. The proposed use is compatible with the adjoining residential area, and all City standards and requirements must be met in association with site and building improvements.

7. **The project will not result in material damage or prejudice to other property in the vicinity.**

The impacts of the proposed two-family duplex would be minimal and will fit within the context of the adjacent residential neighborhood, especially given the fact that several duplex uses exist within the immediate area. The project will not result in material damage or prejudice to other residential property in the vicinity, nor will the project result in prejudice or infringe upon the property rights of any adjacent residential properties.

Attachments:

City Comments
Application (SUP-13-031)
Site Photos

File # (Ex: MPR #07-111)	SUP-13-031
Brief Description	New Dwelling & Detached Garage
Project Address or APN	001-157-02
Bldg Div Plans Examiner	Kevin Gattis
Review Date	May 29, 2013
Total Spent on Review	CARSON CITY PLANNING DIVISION

RECEIVED

APR 22 2013

CARSON CITY
PLANNING DIVISION

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

General

1. Project requires 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: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson.org/building.
3. The current adopted codes will be in effect until September 1, 2013.

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APR 24 2013

CARSON CITY
PLANNING DIVISION

April 24, 2013

We have reviewed SUP 13-031 and have the following comments:

1. Project must conform to applicable CCMC and adopted International Fire Code

Thank you

Dave Ruben

Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Office 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

May 13, 2013

MAY 13 2013

Planning Commission May 29, 2013

**CARSON CITY
PLANNING DIVISION**

Re: # SUP – 13-031

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 –13 – 031@ 1512 N. Nevada St. project:

1. ECA has no comments or requirements for the 1512 N. Nevada St. 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.

RECEIVED

May 13, 2013

MAY 13 2013

Planning Commission May 29, 2013

**CARSON CITY
PLANNING DIVISION**

Dustin Boothe
Health and Human Services

SUP-13-030

Carson City Health and Human Services has no comments, based on items submitted.

GM-13-029

Carson City Health and Human Services submitted a memo to the Planning Director, please see this memo for comments on this item.

SUP-13-031

Carson City Health and Human Services has no comments, based on items submitted.

SUP-13-032

Carson City Health and Human Services has no comments, based on items submitted.

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

dbooth@carson.org

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MAY 10 2013

CARSON CITY
PLANNING DIVISION

Engineering Division
Planning Commission Report
File Number SUP 13-031

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: May 10, 2013 **MEETING DATE:** May 29, 2013

SUBJECT TITLE:

Action to consider the addition of a duplex next to the primary structure at 1512 N. Nevada St., apn 01-157-02.

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.

CCMC 18.02.080 (2a) - Adequate Plans

The plans are adequate for this review.

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 request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

City water and sewer improvements are adequate for this project. Water and sewer connection fees will be charged.

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

FILE # SUP - 13 - SUR - 13 - 031

STEVE YOCHUM

PROPERTY OWNER

PO BOX 396, GENOA, NV 89411

MAILING ADDRESS, CITY, STATE, ZIP

775 782 3969

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

STEVE YOCHUM

APPLICANT/AGENT

PO BOX 396, GENOA, NV 89411

MAILING ADDRESS, CITY, STATE ZIP

CELL: 901-1032

775 782 3969

PHONE #

FAX #

STEVE.YOCHUM@CHARTER.NET

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

001-157-02

Street Address

ZIP Code

1512 N. NEVADA STREET

89703

Project's Master Plan Designation

MDR

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

LONG STREET

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:

— ATTACHED —

PROPERTY OWNER'S AFFIDAVIT

I, STEVE YOCHUM, 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

Steve Yochum

PO BOX 396

Address

GENOA, NV 89411

APRIL 17, 2013

Date

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

STATE OF NEVADA
COUNTY CARSON

On April 17, 2013, Steve Yochum, 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 Calabrese

Notary Public



JENNIFER CALABRESE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 10-17923
MY APPT. EXPIRES MARCH 8, 2014

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.

RECEIVED

APR 17 2013

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR

CARSON CITY
PLANNING DIVISION

\$2,200.00 MINOR (Residential zoning
districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 8 Completed Application Packets
(1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.



STEVE YOCHUM

General Building Contractor

April 17, 2013

Carson City Planning Division
108 East Proctor Street
Carson City, Nevada 89701

RE: Special Use Permit FINDINGS for Two Single Family Units on a Corner Lot at 1512 N. Nevada Street, Carson City, Nevada.

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 proposed "Two Family Units on a Corner Lot" project at 1512 N. Nevada Street will use sustainable building materials and construction techniques to promote water and energy conservation. There are mature trees on-site that all precautions will be taken to preserve. The levels of water, sewer, power, traffic, etc. will not be used beyond the land use designation for zoning SF6. All efforts will be made to preserve and support the goals and policies of the Carson City Master Plan in regards to growth, housing, economic development, environment, aesthetics, and community character.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

- A. The proposed Two Single Family Units on a Corner Lot at 1512 N. Nevada Street are within keeping of the norm in this neighborhood. I have included a map (please see as Addendum A) of the Two Family Duplexes on a Corner Lot in this immediate neighborhood. The property directly to the west, APN 01-157-01, is a Two Single Family Units on a Corner Lot.
- B. The proposed project at 1512 N. Nevada Street will increase the immediate property values. The proposed buildings have a "turn of the century" feeling in their design. This property is situated at the edge of the Carson City Historical District. The proposed roof pitches and architectural details are the standard for this era architecture. The high quality building materials, clean architectural design, and cute color choices will enhance the neighborhood.



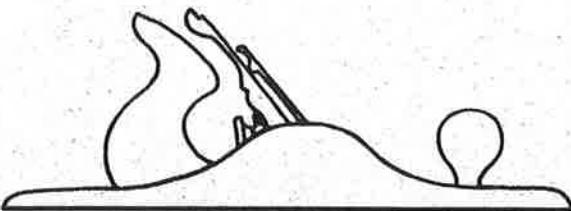
STEVE YOCHUM

General Building Contractor

- C. The proposed project at 1512 N. Nevada Street will increase the peaceful enjoyment of the surrounding properties. An integral part of this project is provide sidewalks on both the Long Street side and the N. Nevada Street side. Based on my experience of the property that I own at 504 W. Spear Street in Carson City, the residence of a neighborhood will use sidewalks if they are made convenient and available.
- D. The proposed project at 1512 N. Nevada Street will provide off street parking that is currently not available. The existing two car garage at this location is in poor structural condition and is in non compliance with the current setback rules. Vehicles parked in the current driveway protrude into the street. Each proposed unit will enjoy a new single car garage and a driveway parking place that will clear the pedestrian sidewalk.
- E. Approval of the proposed project at 1512 N. Nevada Street will add new life and freshen the neighborhood in the short term. In the long term it will provide housing for single people, small families, and/or housing for a special needs occupant that needs supportive help living close by.

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

- A. The proposed project at 1512 N. Nevada Street will not effect the school district, the student population, nor the Sheriff's office.
- B. The proposed project at 1512 N. Nevada Street will not substantially effect drainage. Though there is not much change in the building footprint, there will be an increase in land coverage, but these increases will not create a drainage problem for surrounding property owners nor for the City of Carson City.
- C. The proposed project at 1512 N. Nevada Street will not degrade the quality nor supply of water to others in this area. The proposed new residence will require a new water supply line, but with the additional land coverage the need for landscape irrigation water will decrease.
- D. The proposed project at 1512 N. Nevada Street will require an additional 4" lateral sewer line to the main trunk line in N. Nevada Street. The additional new residence will add one bath and one kitchen to the existing trunk line. It is actually my hopes that this addition will force the Carson City sewer district to correct an on-going problem with this currently undersized trunk line. Please contact Mr. Curt Horton or Mr. Todd Mitchell per these already current issues. I feel confident that attention to this current problem will please many of the other users.



STEVE YOCHUM

General Building Contractor

- E. The proposed project at 1512 N. Nevada Street will not require road improvement beyond typical patching for utility access.
- F. The sources of information that I am providing and individuals and/or firms that I have conferred with to date concerning the proposed project at 1512 N. Nevada Street are as follows:
 - A. Lee Plemel, AICP, Planning Director Carson City Planning Division.
 - B. Jeff Sharp, P.E. City Engineer, Carson City Public Works Department.
 - C. Lezley Jerome Barclay, California Architect : Nevada RD.
 - D. Mike Drews, Chair of the Carson City Historic District.
 - E. Dave Winchell, Western Surveying.
 - F. Curt Horton and/or Todd Mitchell, Carson City Sewer District.
- G. The proposed project at 1512 N. Nevada Street will use typical outdoor lighting as required for residential use. No addition exterior lighting such as floods, etc. are planned.
- H. The proposed project at 1512 N. Nevada Street will enjoy typical residential landscaping. Nothing unsightly nor unusual is planned.
- I. The proposed project at 1512 N. Nevada Street will enjoy a new single car garage and a driveway parking place that will clear the pedestrian sidewalk for each unit. Please see the plot for more information regarding the on-site parking plan.

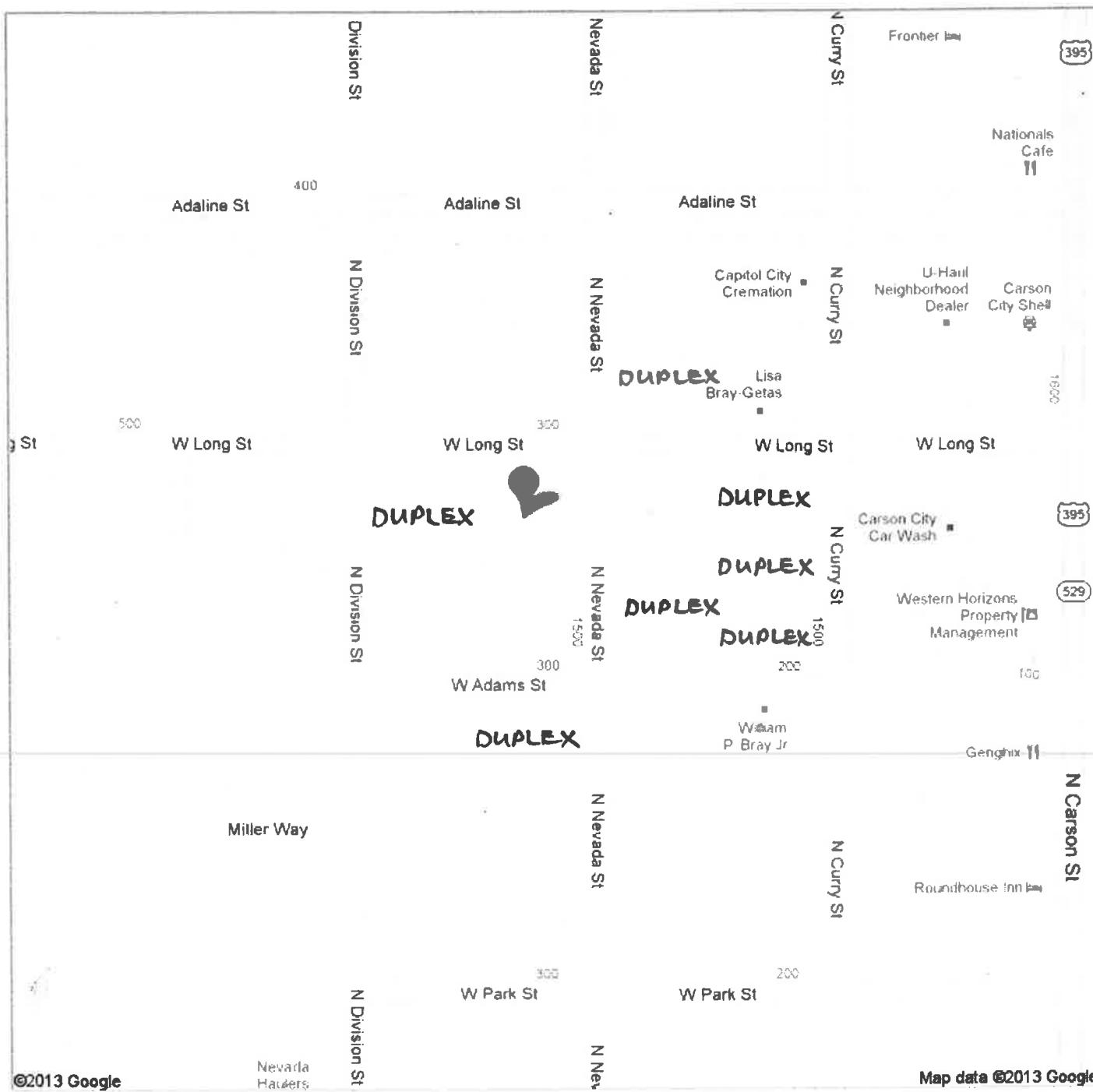
Steve Yochum

Google

A

Address 1512 N Nevada St
Carson City, NV 89703Get Google Maps on your phone
Text the word "GMAPS" to 466453

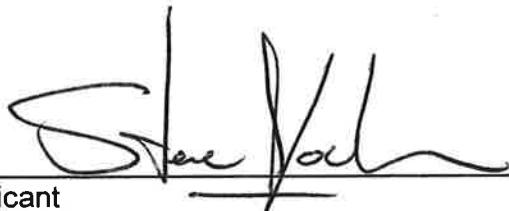
ADDENDUM "A"



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



STEVE YOCHUM
P.O. Box 396
Genoa, Nevada 89411

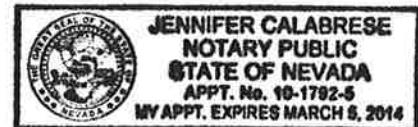
APRIL 17, 2013

Date

State of Nevada
County of Carson

This instrument was acknowledged before me on 4/17/13
by Steve Yochum

Jennifer Calabrese
(Signature of notarial officer)



Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: 1512 N. NEVADA ST. TWO SF UNITS

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

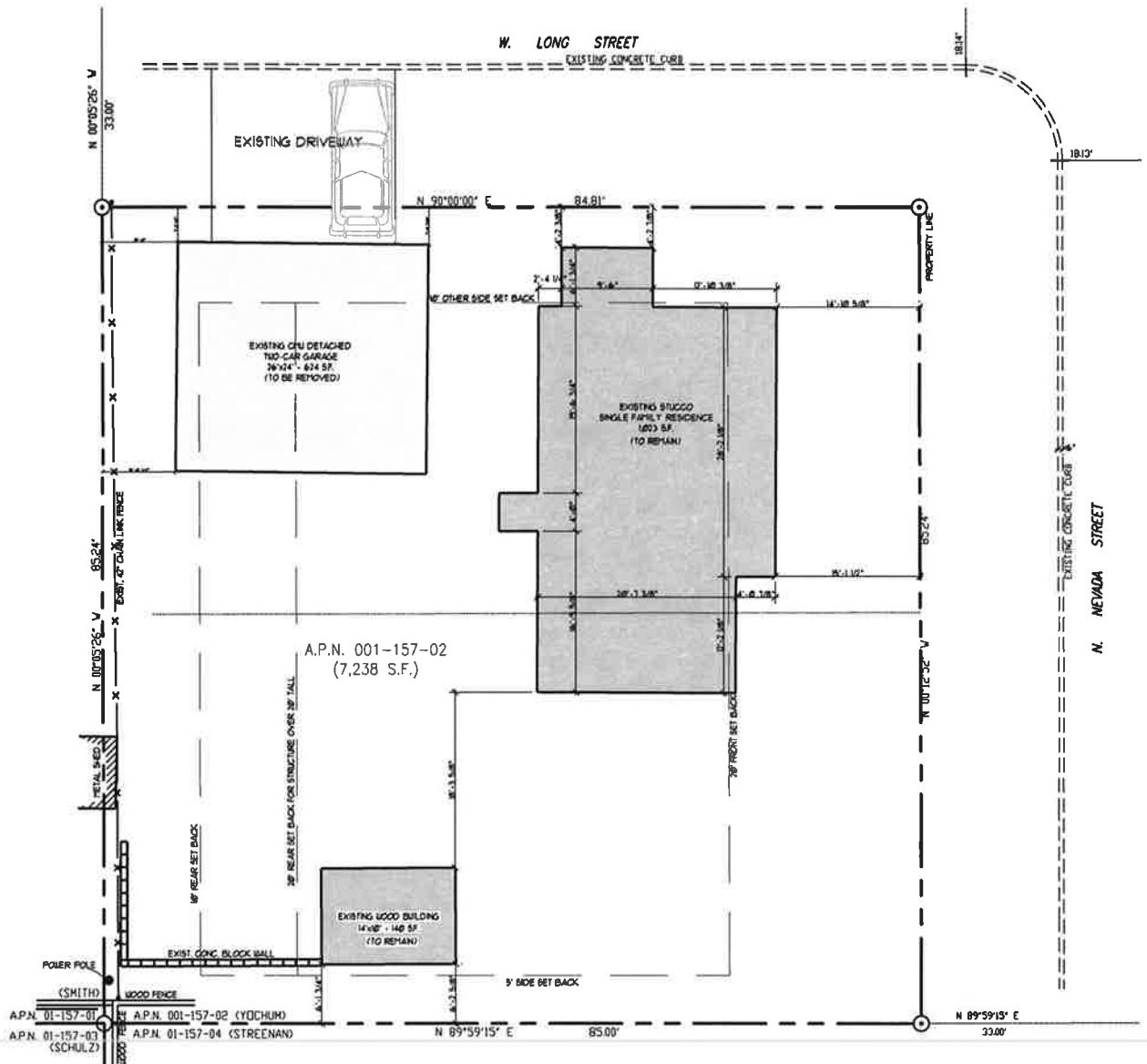
CHAPTER 7: A CONNECTED CITY



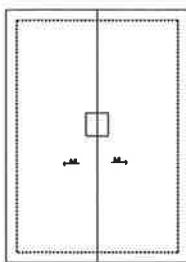
The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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



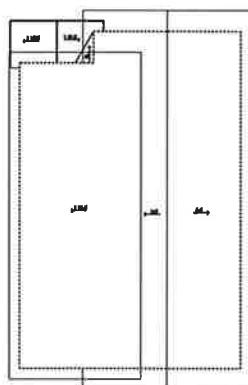
SITE PLAN - EXISTING



GARAGE
ROOF PLAN
1/8" SCALE



NEVADA STREET ELEVATION
1/4" SCALE



ROOF PLAN
1/8" SCALE

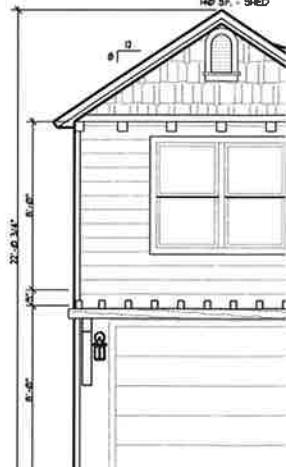
COVERAGE CALCULATION

5F. EXISTING BUILDINGS **5F. PROPOSED BUILDINGS**

1023 RESIDENCE 1023 RESIDENCE

144 ACCESSORY STRUCTURES
624 SF. - TWO CAR GARAGE
140 - SHED

179 ACCESSORY STRUCTURES
691 SF. - GUEST HOUSE
330 SF. - ONE-CAR GARAGE



LONG STREET
1/4" SCALE



Subject Property at 1512 N. Nevada Street



**Detached Garage to be Demolished and Replaced by Single Family Residence
with One-Car Attached Garage**



Proposed Location of Detached One-Car Garage

