

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 28, 2014

FILE NO: VAR-14-018

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a Variance to reduce the side yard setbacks from eight feet to five feet to allow construction of a single family residence in Single Family 12,000-Planned Unit Development zoning.

OWNER/APPLICANT: Randy Pruneau

AGENT: Mark Turner

LOCATION: 1657 Robb Drive

APN: 007-541-03

RECOMMENDED MOTION: "I move to approve VAR-14-018, a Variance to reduce the side yard setbacks from eight feet to five feet to allow construction of a single family residence, located at 1657 Robb Drive, APN 007-541-03, in Single Family 12,000-Planned Unit Development zoning, based on the findings and subject to the recommended conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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 approval. A single, one-year extension of time may be granted if requested in writing to the Planning 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 the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.
5. The applicant shall comply with Division 13 of the Carson City Development Standards, Erosion & Sediment Control.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review) and 18.02.085 (Variances)

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING DISTRICT: Single Family 12,000-Planned Unit Development (SF12-P) in Silver Oak Planned Unit Development, Phase 18

KEY ISSUES: Are there unique circumstances applicable to the subject property that would justify the need for the variance in this instance?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 12,000-P (SF12-P)/Single Family Residences
SOUTH: Single Family 12,000-P (SF12-P)/Single Family Residences (beyond College Pkwy)
EAST: Single Family 12,000-P (SF12-P)/Single Family Residence
WEST: Single Family 12,000-P (SF12-P)/Single Family Residence

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: XS, areas of minimal flooding
SLOPE/DRAINAGE: The site is flat
SOILS: 4, Bishop loam saline
EARTHQUAKE: Moderate potential, fault zone beyond 500 feet

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: 12,346 square feet
EXISTING LAND USE: Vacant
PROPOSED STRUCTURES: Single Family Residence

REQUIRED SETBACKS:

Front: 15 feet to residential structure from property line and minimum driveway length from back to curb to garage door an average of 22 feet on an irregularly shaped lot.

Side: 8 feet minimum, not including covered or uncovered patios and decks.

Rear: 20 feet minimum, not including covered patios and decks.

Height: 36 feet to ridgeline.

SETBACK PROPOSED TO BE CHANGED UNDER THIS VARIANCE REQUEST:

Side: 8 feet, to be reduced to 5 feet.

SITE HISTORY:

VAR-05-195: Variance to create standardized setbacks based on lot size, with maximum height limited to 36 feet to ridgeline.

U-96/97-16: Special Use Permit to allow flags and pennants to advertise sales of homes in the Silver Oak Development.

DISCUSSION:

A variance is a zoning procedure that grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular circumstances applicable to the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, self-imposed hardship or a desire to realize monetary gain and/or excessive profit.

The property is located within the Silver Oak Planned Unit Development, Phase 18, which was recorded in 2005. This phase has 21 lots and is located on Robb Drive. The first building permits were issued in 2005 for this phase. A variance was approved in 2005, under VAR-05-195, to create standardization of lot setbacks in several phases of Silver Oak based on the overall size of the lots, but no consideration was given to the width or depth of individual lots. The lots in this phase vary in size from 8,258 square feet to 12,346 square feet. The parcel under discussion is the largest in this phase, but is a long, thin lot, with the narrowest frontage width of all the lots in this phase, resulting in an appearance from the street of a much smaller parcel. It is noted there is an error on the application, as the applicant states in the text that the frontage is 70 feet, but it is actually 72.24 feet. The submitted plot plan is accurate.

The applicant is requesting to place a single family residence on this lot, and has applied to reduce the required side yard setbacks from eight feet to five feet, the setback required for the majority of parcels in this phase. The required side yard setback changes from the minimum five feet to eight feet when the lot exceeds 10,000 square feet. Only six of the 21 lots in this phase exceed that size and must meet the larger side yard setback. This lot is the only one which exceeds 12,000 square feet, and is therefore also required to meet an additional setback for front and rear. No modification to the front and back setback requirements is being requested. The applicant is requesting a variance from the required side yard setback in order to build a single story residence with a three car garage, and has submitted the elevation and site plan for this proposed home. This home cannot be placed on the site with the original setback of eight feet required on each side and has therefore requested the reduction to five feet. Homes in the Silver Oak Development are usually large, with three car garages. This home is a style which is common in this portion of the phasing of the Silver Oak Development, and would be similar in appearance to other completed homes in the vicinity.

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

PUBLIC COMMENTS: Public notices were mailed on May 9, 2014 to 30 adjacent property owners within 355 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments or concerns have been received in favor or opposition to this proposal. 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:

No concerns

Engineering Division:

The applicant shall comply with Division 13 of the Carson City Development Standards, Erosion & Sediment Control.

Fire Department:

No concerns

Environmental Control:

No concerns

FINDINGS: Staff recommends approval of the Variance based the findings below, pursuant to CCMC 18.02.085 (Variances), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

- 1. That because of special circumstances applicable to the subject property, including shape, size, topography, and location of surroundings, strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.**

The subject property is unique, in that the property is a long, thin lot, with the largest total square footage in this phase of 21 lots, but with a width that is the narrowest, creating an appearance from the street that the lot is much smaller. This request is to allow development of the site with side yard setbacks which are common in this phase of the Silver Oak Subdivision. The side yard setback would be the same as several other properties in this phase of the Silver Oak Development. It would also be the same as the development of other properties in several phases approved under the previously approved VAR-05-195, which allowed standardization of setbacks. All of the properties in this phase are entirely on Robb Drive. Other properties in this phase which are in the immediate vicinity of this site have been developed with home styles which are common for this area. The building design of a large home with a protected and recessed entry way, and three car attached garages is common here. The applicant has submitted elevations showing that this property would be developed with a home which is very similar to other residences in this vicinity. If the Variance were approved to allow a

reduction in side yard setbacks, the resulting home would be compatible in appearance with the preferred house designs utilized in this section of the Silver Oak Development.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

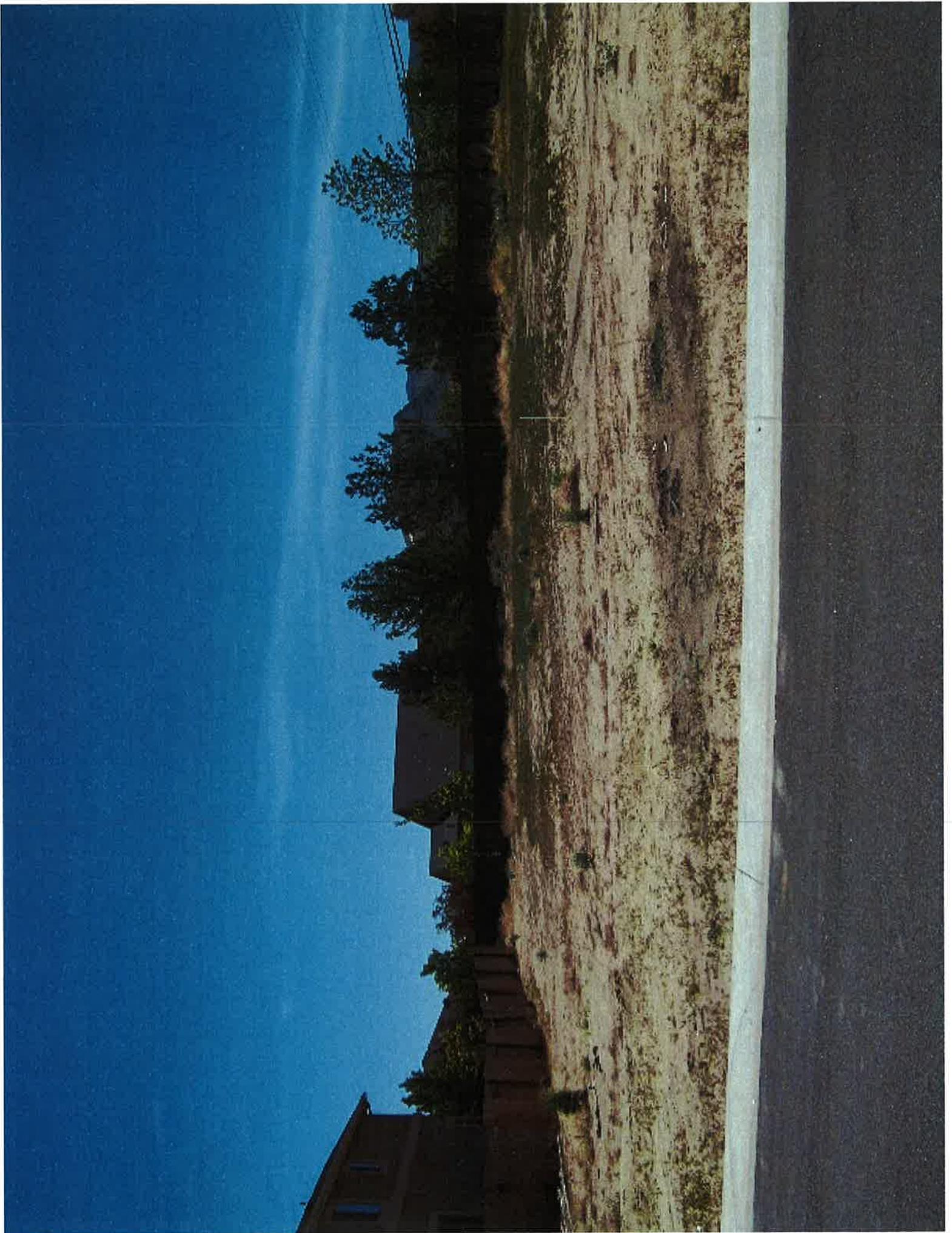
The applicant is proposing to place a home with a design and appearance that is similar to other homes in this phase of the development, specifically a large home with protected front entry and three car garage. A house plan which would allow development of the site with the required eight foot side yard setback would limit the design of the residence, and would require modification, such as a reduction in the size or configuration of the square footage of the house or garage and amenities which are commonly seen in homes in this phase. An alternative house plan, such as tandem garages to provide three vehicle garaging or smaller square footage homes have not been utilized in this phase.

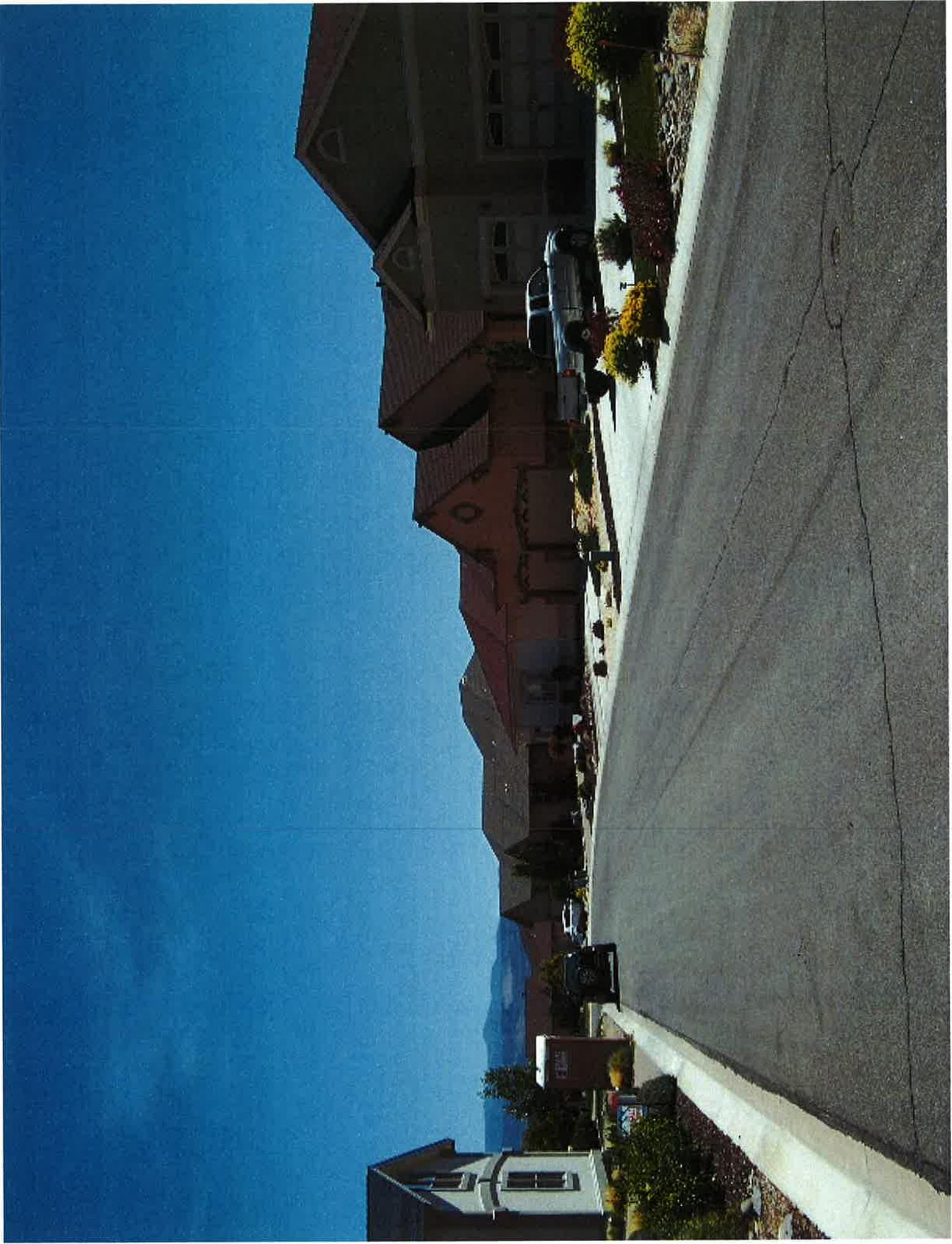
3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

The granting of the Variance, with the recommended conditions of approval, will not adversely affect the health and safety of persons residing or working in the neighborhood and will not be materially injurious to properties or improvements in the vicinity. The reduction in required side yard setbacks would allow development of the property in such a way as to ensure that the appearance of the home from the street is compatible with other development in the immediate vicinity and will not be out of character with the appearance of other properties in this phase or on this street.

Attachments:

Site Photos
Building Comment
Engineering Comment
Environment Control Comment
Fire Comment
Application (VAR-14-018)







RECEIVED

APR 28 2014

CARSON CITY
PLANNING DIVISION

April 18, 2014

The building Division has no comments for VAR-14-016, VAR-14-018, SUP-14-021 and TSM-14-022

Kevin Gattis, C.B.O.
Chief Building Official
108 E. Proctor Street
Carson City, NV 89701
Ph 775-887-2310
Fx 775-887-2202
kgattis@carson.org



**Carson City Development Engineering
Planning Commission Report
File Number VAR-14-018**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 4, 2014

MEETING DATE: May 28, 2014

SUBJECT TITLE:

Action to consider a Variance application from property owner JRC111One, LLC to change the minimum side yard setback from 8 feet to 5 feet to allow for a 3 car garage at 1657 Robb Dr, APN 07-541-03.

RECOMMENDATION:

Development Engineering has no objection to the variance request, and one condition of approval.

1. The applicant shall comply with Division 13 of the Carson City Development Standards, Erosion & Sediment Control.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.085, Variances:

C.C.M.C. 18.02.085 (2a) - Adequate Plans

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

C.C.M.C. 18.02.085 (5c) - Adverse Affects to the Public

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the project as long as proper drainage patterns are established and proper erosion control is maintained.

April 22, 2014

We have no comments for VAR 14-018

Dave Ruben

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

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



RECEIVED

APR 23 2014

CARSON CITY
PLANNING DIVISION

April 21, 2014

Planning Commission

Re: # VAR 14-018

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 Var 14-018 @ Robb Dr. project:

1. ECA has no comments for this variance.

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

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

FOR OFFICE USE ONLY:
 CCMC 18.02
VARIANCE
RECEIVED
 APR 14 2014
 CARSON CITY PLANNING DIVISION

FILE # VAR - 14 - VAR - 14 - 018

Randy Pruneau 775-741-5238
 APPLICANT PHONE #
 1372 East Roland
 MAILING ADDRESS, CITY, STATE, ZIP
 Carson City, NV 89701
 EMAIL ADDRESS
 rjpruneau@yahoo.com 775-741-5238
 PROPERTY OWNER PHONE #
 JRC111One,LLC
 MAILING ADDRESS, CITY, STATE, ZIP
 1372 East Roland
 EMAIL ADDRESS
 Mark Turner 775-745-0881
 APPLICANT AGENT/REPRESENTATIVE PHONE #
 2051 Evergreen Drive
 MAILING ADDRESS, CITY, STATE ZIP
 Carson City, NV 89703
 EMAIL ADDRESS

FEE: \$2,150.00 + noticing fee (noting fee is application digital data (all to be submitted once application is deemed complete by staff))

- SUBMITTAL PACKET**
- 6 Completed Application Packets (1 Original + 5 Copies)
 - Application Form
 - Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given, supporting documentation
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)

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.

Project's Assessor Parcel Number(s): 7-541-03	Street Address 1657 Robb Drive	ZIP Code 89703
Project's Master Plan Designation PUD	Project's Current Zoning SF 12000	Nearest Major Cross Street(s) Ormsby

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: 18.02.085, or Development Standards, Division _____, Section _____, a request to allow a variance as follows:
 To reduce both side yard setbacks from 8' to 5' to allow construction of a single story SFR with a 3 bay garage.

PROPERTY OWNER'S AFFIDAVIT

I, Randy Pruneau, 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: [Signature] Address: 1372 East Roland Carson City NV 89701 Date: 4/12/2014

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

STATE OF NEVADA)
 COUNTY)
 On 4/12/2014, 2, Randy Pruneau, 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: [Signature]
 VERONICA A. SHELTON
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. No. 04-93283-3
 MY APPT. EXPIRES NOVEMBER 21, 2016

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 Division personnel can help you make the above determination.

VARIANCE APPLICATION QUESTIONNAIRE

FINDINGS

Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Explanation A. The side yard setbacks in the Silver Oak PUD vary based on the square footage of the lot according to the Community Design Guidelines. For lots up to 10,000 square feet, the side yard setbacks are 5' on each side. Most all of the lots in Silver Oak that are less than 10,000 feet are roughly 75 or 80 feet wide by 100 feet deep. This allows the construction of single story homes with three-car garages and courtyards (important sheltered outdoor space in our area, which is prone to frequent and gusty winds) to fit on the lots. This configuration of home is the most desired floor plan arrangement for our largely retired homebuyer population. Stacked depth garages where the bay is double depth are not desirable so this is not a good alternative to the conventional three car garage with 3 bays, side by side.

The issue in this case is that the lot is over 10,000 feet which increases the side yard setbacks to 8 feet from 5 feet, but the lot is only 70 feet wide instead of 75 or even 80 feet which leaves a lateral building envelope of only 54 feet as opposed to 70 on smaller lots. This is insufficient for the desired configuration of single story and three car garage. The extra square footage of this narrow and deep lot pushes it into the next category of side yard setbacks reducing the value and usefulness of the lot.

Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Explanation A. Granting this variance facilitate the construction of a home that is consistent in appearance and configuration to the existing homes on Robb Drive. A copy of the site plan, floor plan, and elevations are enclosed. The most common home configuration on Robb Drive is single story with front-loading three-car garages. All homes constructed on Robb Drive have three car garages. 15 of the 21 lots in this phase are less than 10,000 square feet and eligible for the 5' minimum side yard setback, therefore granting this variance will not result in a condition that is out of character for the neighborhood

Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

Explanation A. 15 of the 21 parcels that make up Silver Oak Phase 18 are 10,000 square feet or smaller, which allows a 5' side yard setback, if this variance is granted this property will have side yard setbacks that are the same as 75% of the lots in this phase. The granting of this variance will allow a single story home to be built instead of a two story home which, because of its height, has a greater chance of diminishing a neighboring property's view. Adjusting the side yard setbacks to 5' will not have any effect good or bad on public health, safety, or general welfare and in all likelihood, will not be noticed by anyone.

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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/ Board of Supervisors. 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/Board of Supervisors 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.

R. J. ...

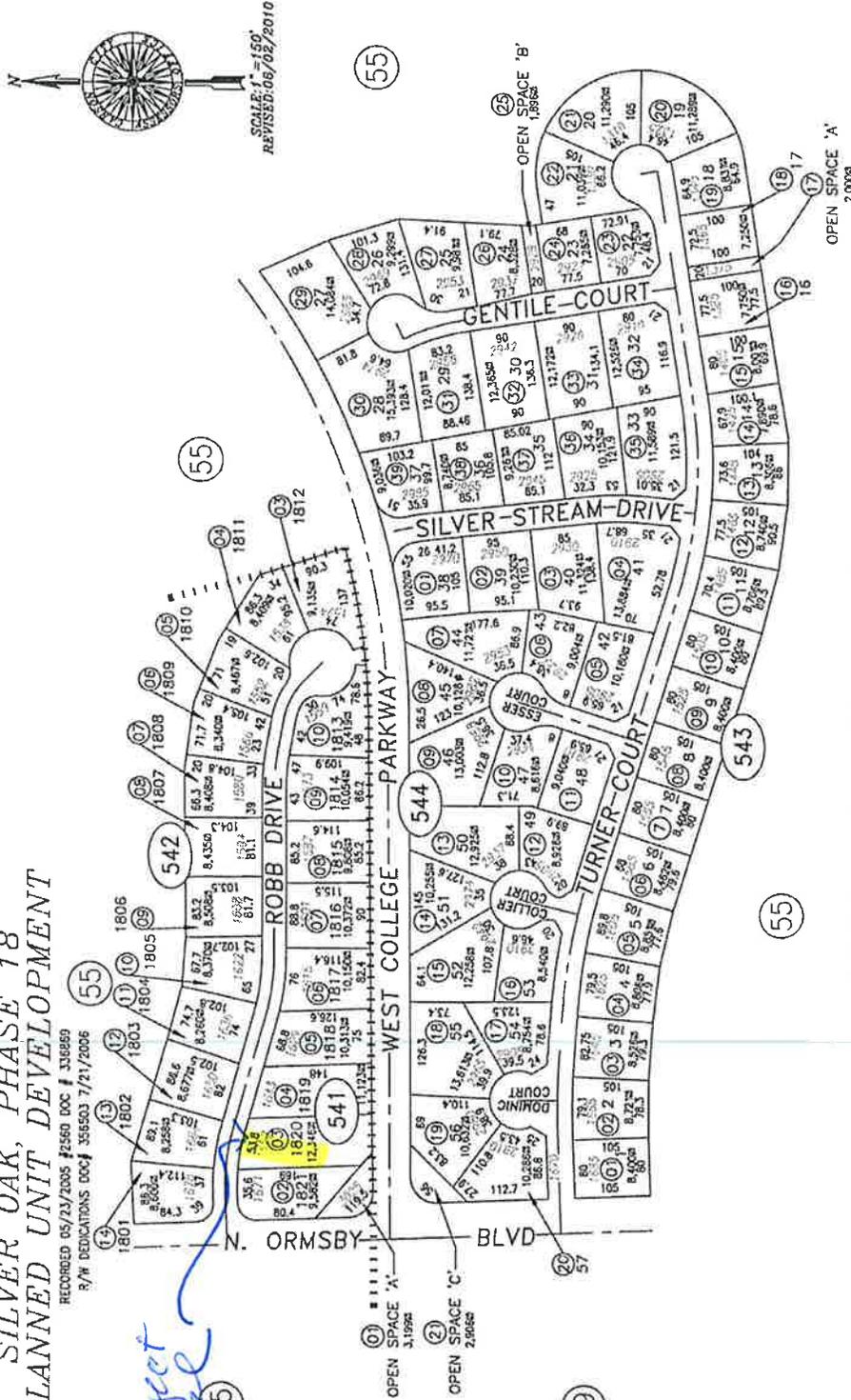
Applicant's Signature

Date

**SILVER OAK, PHASE 18
PLANNED UNIT DEVELOPMENT**

RECORDED 05/23/2005 #2560 DOC # 336959
R/W DEDICATIONS DOC # 356503 7/21/2006

*Subject
Parcel*



**SILVER OAK, PHASE 16
PLANNED UNIT DEVELOPMENT**

RECORDED 02/07/2006 #2690 DOC # 349498
R/W DEDICATIONS DOC # 356510 7/21/2006

ORSON CITY, INDIANA
THIS MAP IS PREPARED FOR THE USE OF THE ORSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE
AND IS ASSUMED AS TO BE SUFFICIENT ON ACCORDANCE OF THE
DATA COLLECTED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AND RECORDS ONLINE AT: WWW.CITYOFORSON.COM
REPLACEMENT-ORSON

COMPLETED 05/13/2005

2560 B

NOTES:

TOTAL AREA BEING SUBDIVIDED = 547.7 ACRES
 TOTAL OPEN SPACE LANDSCAPE AREA = 1,100 SQ. FT. (0.02 ACRES)
 A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CITY TO HAVE LOT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

THIS PLANNED UNIT DEVELOPMENT IS IN CONFORMANCE WITH THE CARSON CITY MASTER PLAN.

PUBLIC UTILITY, LANDSCAPE AND DRAINAGE EASEMENTS ARE 5' ALONG INTERIOR LOT LINES AND 10' ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.

A GRADING PLAN SHALL BE SUBMITTED TO THE CARSON CITY DEVELOPMENT ENGINEERS FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.

PARCELS ARE SUBJECT TO P-92/94-1 CONDITIONS OF APPROVAL.

ALL PARCELS WILL BE REQUIRED TO HAVE CITY WATER AND SANITARY SEWER.

UPON DEVELOPMENT, ALL PARCELS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LINES OF CONC. 12" O.D. & 12" O.D.

BUILDING PERMITS FOR INDIVIDUAL LOTS ARE SUBJECT TO THE CARSON CITY GROWTH MANAGEMENT ORDINANCE.

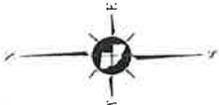
RIGHT-OF-WAY OFFERED FOR DEDICATION FOR THIS FINAL MAP LISTED AS FOLLOWS:
 ROBB DRIVE RIGHT-OF-WAY DEDICATION = 32,081 SQ. FT.
 18,029 SQ. FT.

SILVER OAK PHASE 4
 PLANNED UNIT DEVELOPMENT
 FILE No. 190941

AP.N. 008-062-06

- LEGEND**
- SET 6" REBAR AND CAP-PALS 5097
 - P.U.E. PUBLIC UTILITY AND EASEMENT
 - (R) RADIAL BEARING
 - + DIMENSION POINT - NOTHING FOUND OR SET
 - o STANDARD STREET CENTERLINE MONUMENT TO BE SET

NORTH ORMSBY BOULEVARD
 RIGHT-OF-WAY TO BE DEDICATED
 TO THE CITY WITH THIS MAP



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAN IS IDENTICAL TO THE BASIS OF BEARING FOR THE OFFICIAL RECORDS OF CARSON CITY.

FLOOD ZONE DESIGN : ZONE C
 MASTER PLAN : SP-12 P
 ZONING :



WEST COLLEGE PARKWAY

SILVER OAK PHASE 4
 PLANNED UNIT DEVELOPMENT
 FILE No. 190941

LOT	AREA	PERMITS	DEVELOP
C1	84.75	300.00	18,500.00
C2	84.75	300.00	18,500.00
C3	84.75	300.00	18,500.00
C4	84.75	300.00	18,500.00
C5	84.75	300.00	18,500.00
C6	84.75	300.00	18,500.00
C7	84.75	300.00	18,500.00
C8	84.75	300.00	18,500.00
C9	84.75	300.00	18,500.00
C10	84.75	300.00	18,500.00
C11	84.75	300.00	18,500.00
C12	84.75	300.00	18,500.00
C13	84.75	300.00	18,500.00
C14	84.75	300.00	18,500.00
C15	84.75	300.00	18,500.00
C16	84.75	300.00	18,500.00
C17	84.75	300.00	18,500.00
C18	84.75	300.00	18,500.00
C19	84.75	300.00	18,500.00
C20	84.75	300.00	18,500.00
C21	84.75	300.00	18,500.00
C22	84.75	300.00	18,500.00
C23	84.75	300.00	18,500.00
C24	84.75	300.00	18,500.00
C25	84.75	300.00	18,500.00
C26	84.75	300.00	18,500.00
C27	84.75	300.00	18,500.00
C28	84.75	300.00	18,500.00
C29	84.75	300.00	18,500.00
C30	84.75	300.00	18,500.00
C31	84.75	300.00	18,500.00
C32	84.75	300.00	18,500.00
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C34	84.75	300.00	18,500.00
C35	84.75	300.00	18,500.00
C36	84.75	300.00	18,500.00
C37	84.75	300.00	18,500.00
C38	84.75	300.00	18,500.00
C39	84.75	300.00	18,500.00
C40	84.75	300.00	18,500.00
C41	84.75	300.00	18,500.00
C42	84.75	300.00	18,500.00
C43	84.75	300.00	18,500.00
C44	84.75	300.00	18,500.00
C45	84.75	300.00	18,500.00
C46	84.75	300.00	18,500.00
C47	84.75	300.00	18,500.00
C48	84.75	300.00	18,500.00
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C54	84.75	300.00	18,500.00
C55	84.75	300.00	18,500.00
C56	84.75	300.00	18,500.00
C57	84.75	300.00	18,500.00
C58	84.75	300.00	18,500.00
C59	84.75	300.00	18,500.00
C60	84.75	300.00	18,500.00

LINE	BEARING	DISTANCE
L1	N73°52'52" W	35.84
L2	N73°52'52" W	35.84
L3	N73°52'52" W	35.84
L4	N73°52'52" W	35.84
L5	N73°52'52" W	35.84
L6	N73°52'52" W	35.84
L7	N73°52'52" W	35.84
L8	N73°52'52" W	35.84
L9	N73°52'52" W	35.84
L10	N73°52'52" W	35.84
L11	N73°52'52" W	35.84
L12	N73°52'52" W	35.84
L13	N73°52'52" W	35.84
L14	N73°52'52" W	35.84
L15	N73°52'52" W	35.84
L16	N73°52'52" W	35.84
L17	N73°52'52" W	35.84
L18	N73°52'52" W	35.84
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L22	N73°52'52" W	35.84
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L25	N73°52'52" W	35.84
L26	N73°52'52" W	35.84
L27	N73°52'52" W	35.84
L28	N73°52'52" W	35.84
L29	N73°52'52" W	35.84
L30	N73°52'52" W	35.84

Subject parcel

FINAL MAP
 OF
SILVER OAK PHASE 18
 A PLANNED UNIT DEVELOPMENT
 A DIVISION OF LOT 7, BLOCK 1,
 BEING THE PORTION OF THE S1/4 SEC. 6,
 T.18N., R.02E., M.D.B. & M.,
 NEVADA

TRI STATE SURVEYING, LTD.
 9900 W. HAWAII BLVD.
 SUITE 100, LAS VEGAS,
 NEVADA 89135
 (702) 366-1181 • FAX # 366-3664

SHEET 2
 OF 2

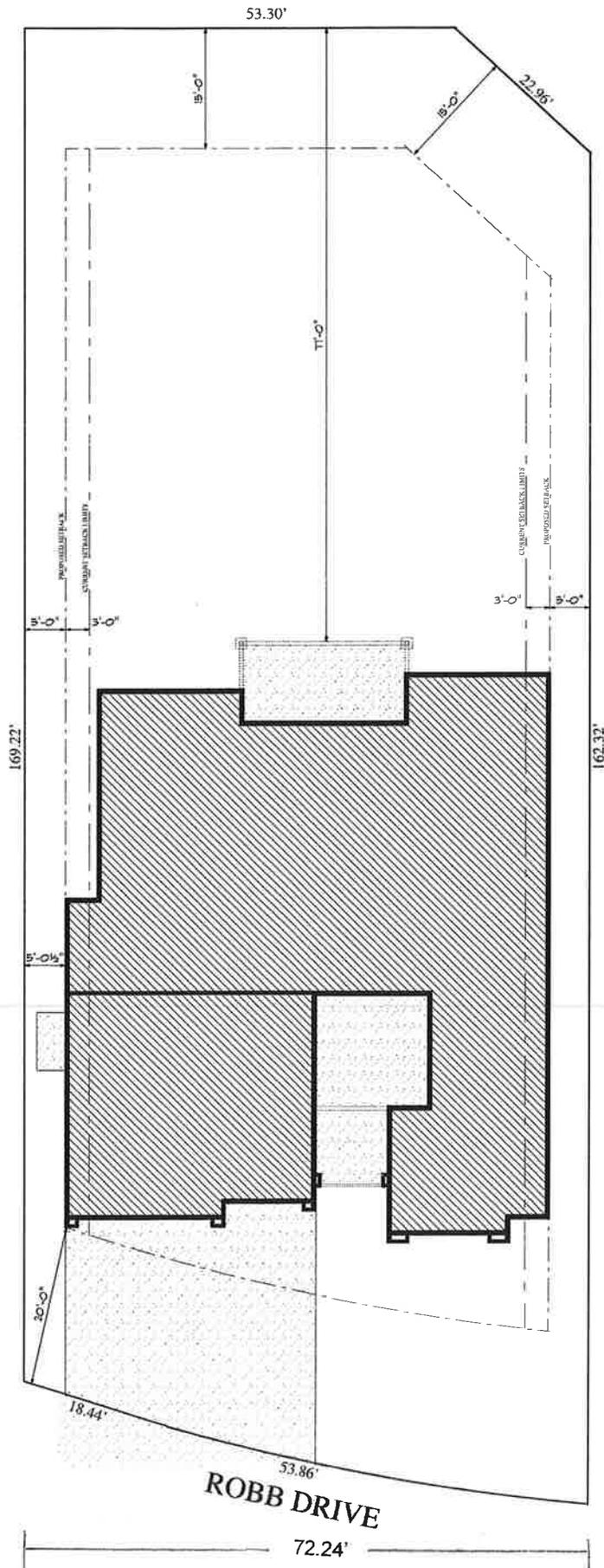
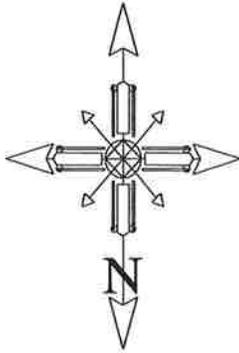
2560 B

2560 B
 Final Map
 Drawing Number
 Silver Oak
 18

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



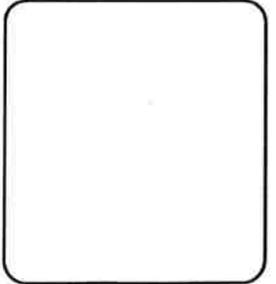
NO.	REVISIONS/ISSUE	DATE

OWNERS INFORMATION
Randy Pruneau
 1372 East Roland - Carson City, NV 89701

PROJECT INFORMATION
Randy Pruneau Residence
 1657 Robb Drive - Carson City, Nevada
 APN: 7-541-03

SHEET TITLE:
SITE PLAN

**Variance Application
 Drawings - For Setback
 Variance**



PROJECT NAME SHEET
DATE SHEET
 April 25, 2014 **A1**

NO.	REVISION/NOTES	DATE

Randy Pruneau
 1372 East Roland - Carson City, NV 89701

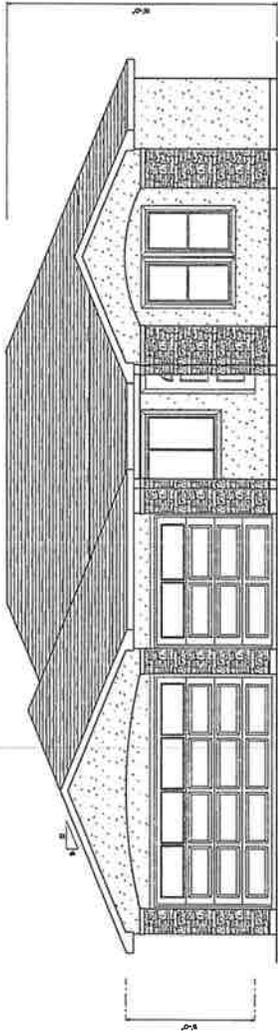
Randy Pruneau Residence
 1657 Robb Drive - Carson City, Nevada
 APN: 7-541-03

ELEVATIONS

Variances Application
 Drawings - Iron Sedbeck
 Variances

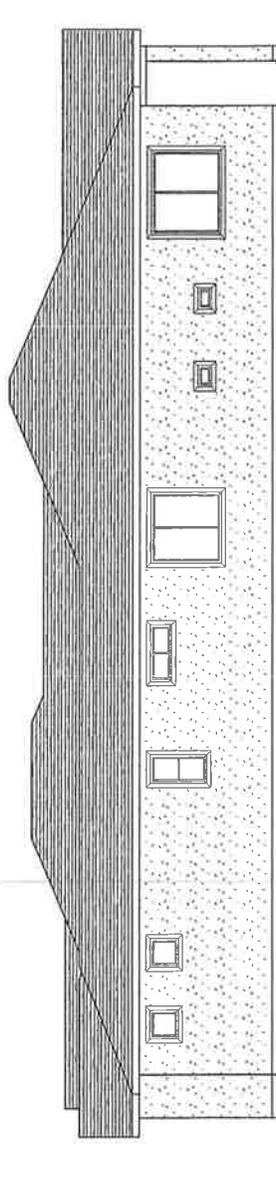
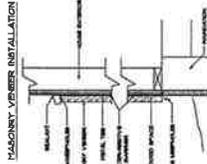
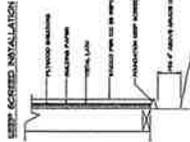
PROJECT NAME
 DATE
 April 11, 2014

SHEET
A3



FRONT ELEVATION
 SCALE 1/8"=1'-0"

- ELEVATION NOTES**
- 1. FINISH MATERIALS, COLORS, AND TEXTURES TO BE DETERMINED BY THE ARCHITECT AND CLIENT. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CLIENT.
 - 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND CLIENT.
 - 3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 4. FINISHES TO BE DETERMINED BY THE ARCHITECT AND CLIENT.
 - 5. FINISHES TO BE DETERMINED BY THE ARCHITECT AND CLIENT.



RIGHT ELEVATION
 SCALE 1/8"=1'-0"

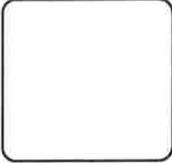
NO.	DESCRIPTION	DATE

Randy Pruneau
1372 East Roland - Carson City, NV 89701

Randy Pruneau Residence
1657 Robb Drive - Carson City, Nevada
APN: 7-541-03

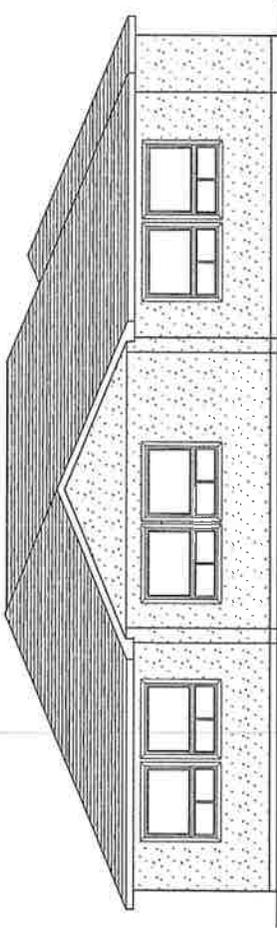
ELEVATIONS

Variances Application
Drawings - For Submittal
Variances



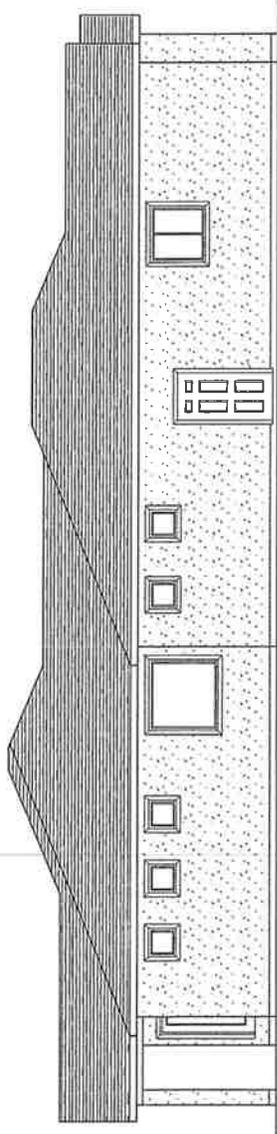
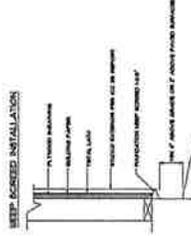
PROJECT NAME
DATE
April 11, 2014

A4



REAR ELEVATION
SCALE 1/4"=1'-0"

- ELEVATION NOTES**
1. WINDOW AND DOOR FINISHES TO BE FINISHED ABOVE AND BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
 3. ALL FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
 4. ALL FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
 5. ALL FINISHES TO BE MATCHED TO THE FINISHES SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.



LEFT ELEVATION
SCALE 1/4"=1'-0"

NO.	REVISIONS	DATE

Randy Pruneau
 1372 East Roland - Carson City, NV 89701

Randy Pruneau Residence
 1657 Robb Drive - Carson City, Nevada
 APN: 7-541-03

FLOOR PLAN

Variance Application
 Drawings - For Subtrack
 Variance

PROJECT NAME
 Randy Pruneau Residence

DATE
 April 11, 2014

SCALE
 A2

2652 SQUARE FEET OF LIVING FLOOR PLAN
 SCALE: 1/4"=1'-0"

- FLOOR PLAN NOTES**
1. PROVIDE ALL WORK TO BE DONE BY THE CONTRACTOR TO BE SHOWN ON THIS PLAN. ALL WORK TO BE DONE BY THE CONTRACTOR SHALL BE SHOWN WITH A HATCH PATTERN. ALL WORK TO BE DONE BY THE OWNER SHALL BE SHOWN WITH A HATCH PATTERN. ALL WORK TO BE DONE BY THE ARCHITECT SHALL BE SHOWN WITH A HATCH PATTERN.
 2. ALL WORK TO BE DONE BY THE CONTRACTOR SHALL BE SHOWN WITH A HATCH PATTERN. ALL WORK TO BE DONE BY THE OWNER SHALL BE SHOWN WITH A HATCH PATTERN. ALL WORK TO BE DONE BY THE ARCHITECT SHALL BE SHOWN WITH A HATCH PATTERN.
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