

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 29, 2015

FILE NO: SUP-15-020

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a detached accessory structure that exceeds 75% of the size of the primary structure, on property zoned Single Family 1 Acre (SF1A).

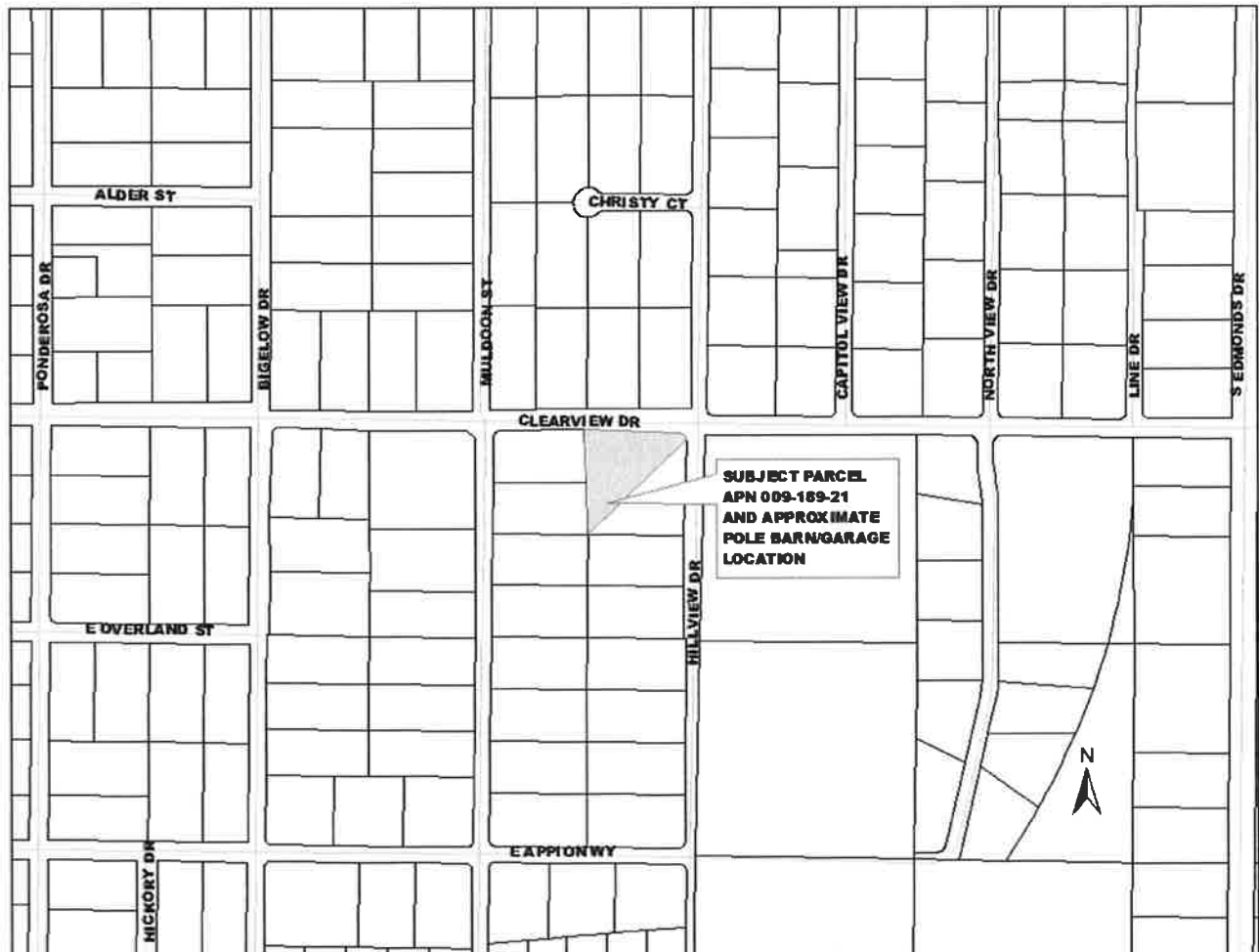
APPLICANT: Norman (Skip) and Linda P. Ritter

OWNER: Linda P. Ritter

LOCATION: 1575 East Clearview Drive

APN: 009-189-21

RECOMMENDED MOTION: "I move to approve SUP-15-020, a Special Use Permit request to allow a detached accessory structure that exceeds 75% of the size of the primary structure on property zoned Single Family 1 Acre, located at 1575 East Clearview Drive, APN 009-189-21 based on findings and 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 may 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 Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 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.

The following shall be submitted with a building permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
7. The overall size of the building will not exceed 2,016 square feet.
8. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
9. The wall height of 17 feet will require this structure to be engineered in accordance with the 2012 International Residential and the 2012 International Building Code.
10. The proposed construction area is in the AO Flood Zone. The finish floor height has to be certified in accordance with CCMC 15.05.020 Section 110.3.3 and 2012 International Building Code Section 1612.
11. All contractors are required to carry State and local licenses.
12. The parcel is within the 100 year flood zone, so all FEMA requirements must be addressed.
13. Project must comply with 2012 IFC and Northern Nevada Amendments.

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

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Would the proposed addition of accessory structure pole barn/garage for storage of vehicles 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: AH (100-year flood plain)
2. EARTHQUAKE FAULT: Moderate, zone II
3. SLOPE/DRAINAGE: Site is primarily flat
4. SOILS: 61- Surprise gravelly sandy loam

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 1.10 acres
2. PROPOSED STRUCTURE SIZE: 2,016 square feet (42 by 48 feet)
3. PROPOSED STRUCTURE HEIGHT: 20 feet 6 inches building height, 24 feet overall height
4. PARKING: Three bays proposed within the new structure
5. SETBACKS: Front 30, Side 15 (three sided parcel- no rear setback)
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use, but pursuant to 18.05.055.7 accessory structures which exceed 75% of the size of the primary structure requires approval of a Special Use Permit.

This Special Use Permit is required due to the size of the proposed accessory structure/pole barn/garage. At 2,016 square feet, it would be 103% of the size of the primary structure of 1,954 square feet

The accessory building is proposed at the rear (south) area of the property, approximately 17 feet from the west property line and 32 feet from the east property line. It is noted this is a three sided parcel, with setbacks required for only a front and two sides.

The proposed structure is similar to other accessory structures in the immediate vicinity. The applicant has submitted a picture showing other garages in the area just beyond the project site. In addition, the application includes a table showing 13 properties in very close proximity to this site, with 10 properties being on the same block or across a street. The detail in this table shows square footage of detached garages in this review which support the size of this structure as not being out of

character with the neighborhood. The size of the primary structure is smaller than the usual size reviewed in the Single Family 1 Acre zoning district, at 1,207 square feet. There is also an attached garage, which increases the size of the primary structure to 1,954 square feet. The primary structure with the attached garage, as shown in the table, are the second smallest in the list provided by the applicant. The size of the primary structure is the base used to determine what size of accessory structure can be placed on a site without additional review. It is noted there is only one primary structure in the table provided which is smaller than the primary residence under review.

An additional review for proposed accessory structures is land coverage. If the accessory structure land coverage would exceed 5% with this building, an additional review is required in conjunction with the Special Use Permit. However, the land coverage proposed by this accessory structure would only be 4%. Therefore, the size of the structure does not appear to be out of character for the size of the site.

PUBLIC COMMENTS: Public notices were mailed on April 10, 2015 to 31 adjacent property owners within 472.5 feet of the subject site. At the writing of this report no comments have been received in favor or opposition to the 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 April 29, 2015 depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of April 17, 2015 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. The Wall height of 17 feet will require this structure to be engineered in accordance with the 2012 International Residential and the 2012 International Building Code.
3. The proposed construction area is in the AO Flood Zone. The finish floor height has to be certified in accordance with CCMC 15.05.020 Section 110.3.3 and 2012 International Building Code Section 1612.
4. All contractors are required to carry State and local licenses.

Engineering: The parcel is within the 100 year flood zone, so all FEMA requirements must be addressed.

Fire: Project must comply with 2012 IFC and Northern Nevada Amendments.

Health: No concerns with application as submitted.

Environmental Health: No comments concerning this request.

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.

Chapter 3: A Balanced Land Use Pattern

Goal 1.1-Promote the efficient use of available land and resources

Goal 1.1a- Balanced Land Use Plan

The proposed pole barn/garage structure will not be used for living space. It will have no impact on the area's population. The structure will be built of steel and wood, placed outside required setbacks and within the allowed height restriction. No additional services such as water, sewer, road, sidewalk, etc. will need to be installed.

Goal 1.1c- Water Conservation

The area proposed for the accessory structure has not been landscaped. Nuisance volunteer Elm trees will be removed and the area will be cleared of horse corrals, debris and weeds. Water-wise landscaping will be installed around the existing home although no new landscaping is proposed around the proposed accessory structure.

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.

There will be moderate noise during construction of the accessory structure, a pole barn/garage for storage of recreational vehicles. Once the construction on the site is complete, the resultant structure is proposed to be used for storage of vehicles, and will continue to be residential in nature. The addition of this building is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors of the building are proposed as Hickory Moss and Evergreen, which the applicant states will blend into the setting and match the residence. The height of the building will be similar to the two residences on the east and west, which are closest to this parcel, as both are two story residences. All proposed exterior lighting will be reviewed as part of the building permit process and must be residential in nature.

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

Traffic would only be minimally increased at this location, as this building is intended for storage of recreational vehicles which are only accessed occasionally.

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. No expansion of existing water or sewer lines are proposed to this location and electricity will be the only utility installed. This is a one acre site, where larger homes, accessory structures and farm structures are the usual situation rather than the exception.

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 project is located in the Single Family 1 Acre zoning district which has the following purpose: provide for the development of low-density, large lot, single family detached dwellings residential units.

It is noted an accessory structure does not require approval of a Special Use Permit in this zoning district. A Special Use Permit is required due to the size of the proposed building/pole barn/garage in relation to the size of the primary structure. The project as proposed will meet the required setbacks for an accessory structure, including 20 feet on the front and 15 feet on both sides. As this is a three-sided parcel, there is no rear setback requirement. The structure is proposed at 20 feet 6 inches building height, with 24 feet overall height. The maximum building height allowed in this zoning district is 32 feet.

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

The modification of the site to add an accessory structure should not be detrimental to the public health, safety, convenience and welfare. Accessory structures are common in this area and in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings.

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

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Many of the surrounding properties also have accessory structures, such as garages, recreational vehicle storage, storage units, carports, guest buildings, etc., and could also apply for a Special Use Permit, if desired, to allow for the construction of a larger accessory structure on their properties.

Attachments

Building Division comments

Engineering Division comments

Fire Department comments

Health Department comments

Environmental Control comments

Site Photos

Application SUP-15-020

March 23, 2015

Building Division Comments

Comments on # SUP-15-020:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. The wall height of 17' will require this structures to be Engineered in accordance with the 2012 International Residential and the 2012 International Building Code.
3. The proposed construction area is the AO Flood Zone. The finish floor height has to be certified in accordance with CCMC 15.05.020 section 110.3.3 and 2012 International Building Code section 1612.
4. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official

Carson City Community Development

108 E. Proctor Street

Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

Shawn Keating CBO

Building Official

Carson City Community Development Department

Office 775-887-2310

Fax 775-887-2202

Cell 775-230-6623

skeating@carson.org

**Engineering Division
Planning Commission Report
File Number SUP 15-020**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: March 30, 2015

MEETING DATE: April 29, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Norman and Linda Ritter for a detached garage at 1475 E Clearview, apn 09-189-21.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. This parcel is within the 100 year flood zone, so all FEMA requirements must be addressed.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

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 affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

April 2, 2015

Comments for SUP 15-020:

1. Project must comply with 2012 IFC and Northern Nevada Amendments.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

April 2, 2015

Carson City Health and Human Services

SUP 15-020

No concerns with the application as submitted.

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

dboothe@carson.org

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March 23, 2015

Major Project Review Committee

Re: # SUP – 15 - 020

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 15-020 @ 1475 E Clearview Dr. request:

1. ECA has no comments concerning this request.

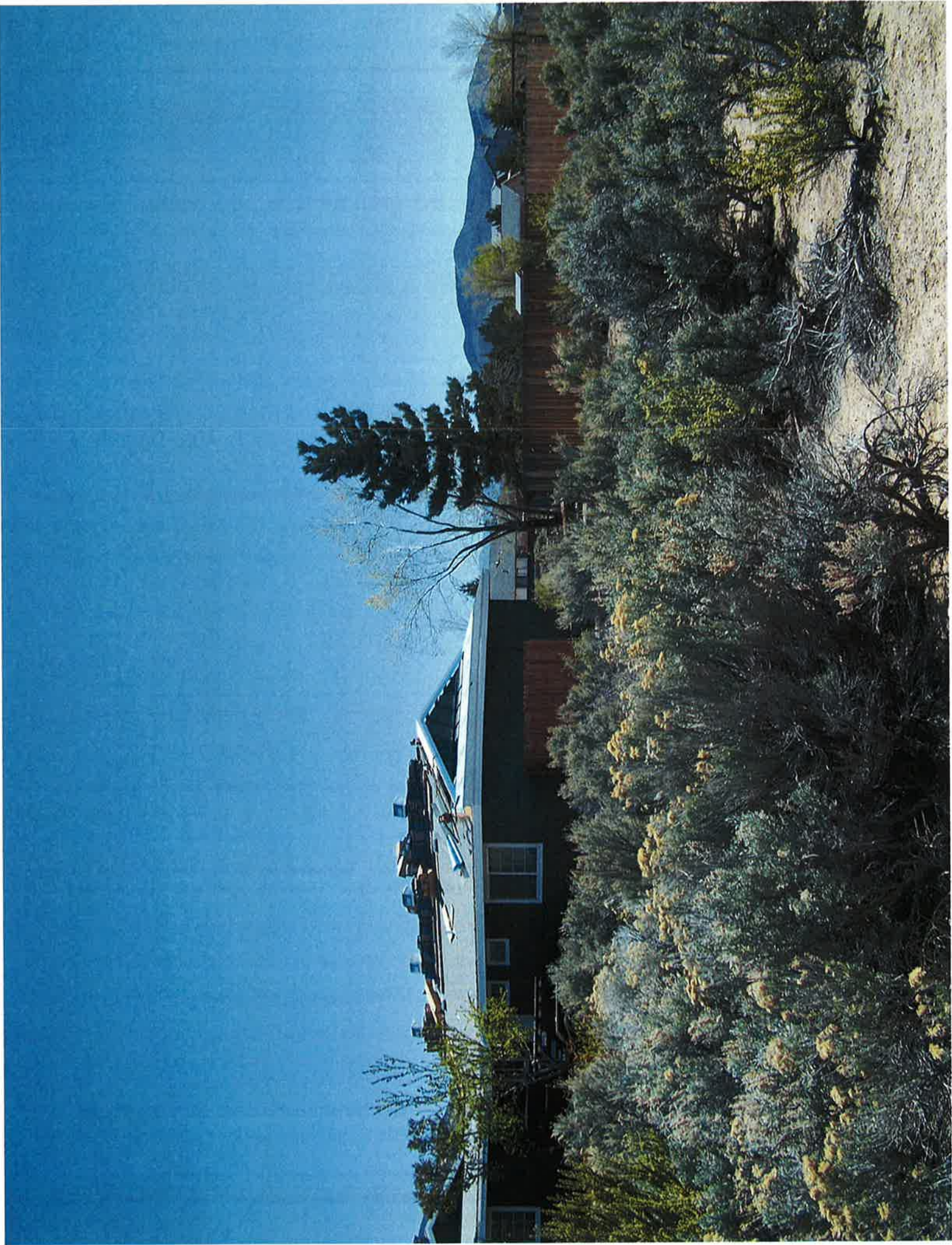
Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor







RECEIVED

MAR 13 2015

CARSON CITY
PLANNING DIVISION

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

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

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)
 - ☒ CD containing application digital data (to be submitted once the application is deemed complete by staff)

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.

FILE # SUP - 15 - 020

APPLICANT **PHONE #**
Norman (Skip) and Linda Ritter 775-884-4250

MAILING ADDRESS, CITY, STATE, ZIP
4250 Hobart Road, Carson City, NV 89703

EMAIL ADDRESS
skipritter@gmail.com

PROPERTY OWNER **PHONE #**
Linda Ritter 775-720-2982

MAILING ADDRESS, CITY, STATE, ZIP
4250 Hobart Road, Carson City, NV 89703

EMAIL ADDRESS
lpritter@gmail.com 720.2982

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
N/A (Linda)

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

09-189-21

Street Address ZIP Code

1475 E. Clearview Drive, Carson City, NV 89701

Project's Master Plan Designation

LDR

Project's Current Zoning

SF-1A

Nearest Major Cross Street(s)

Hillview Drive

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

To erect a 2,016 sq. ft. (42' x 48') Pole Barn, to be utilized for storage of boat and RV's.

PROPERTY OWNER'S AFFIDAVIT

I, Linda P. Ritter, 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 *Linda P. Ritter*

4250 Hobart Road, Carson City, NV

Address

02/25/2015

Date

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

STATE OF NEVADA
COUNTY *Carson City*

On *March 11*, 2015, *Linda Ritter*

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



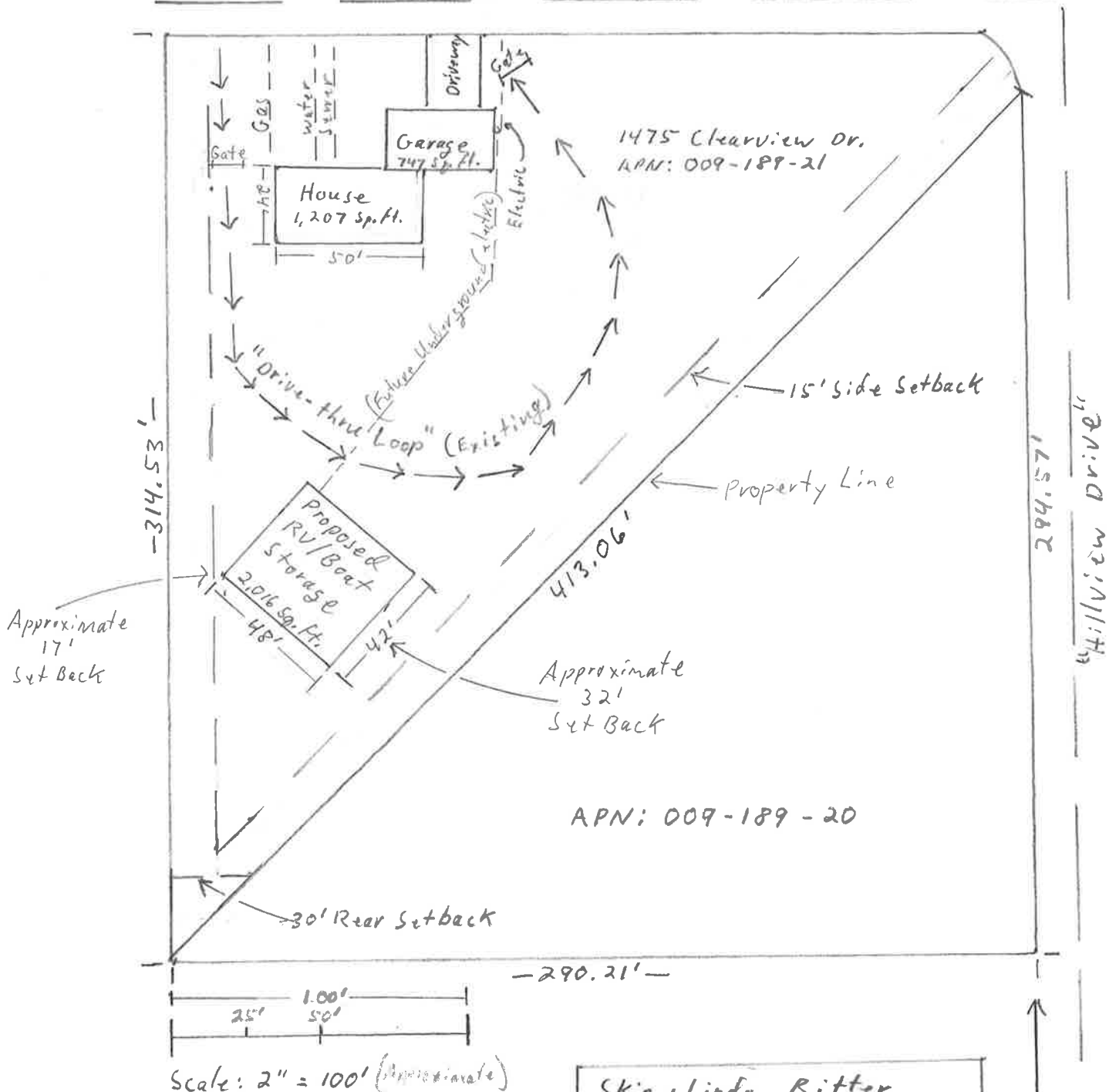
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 14-13331-6

MY APPT. EXPIRES MARCH 14, 2018

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.

SPECIAL USE PERMIT APPLICATION

"Clearview Drive"



SITE PLAN

Skip + Linda Ritter
1475 Clearview Dr.
Carson City, NV 89703
775-884-4250
APN: 009-189-21
RV/Boat Storage, Special Use Permit

Vicinity Map



Wed Feb 25 2015 02:13:11 PM.

Project Site
1475 Clearview Dr.



Skip & Linda Ritter
1475 Clearview Dr.
Carson City, NV. 89703
775-884-4250
APN: 009-189-21
RV/Boat Storage, Special Use Permit



Google earth

feet
meters

300
90



4369 Muldoon Street
09-189-07

4366 Hillview Dr.
APN 09-189-20

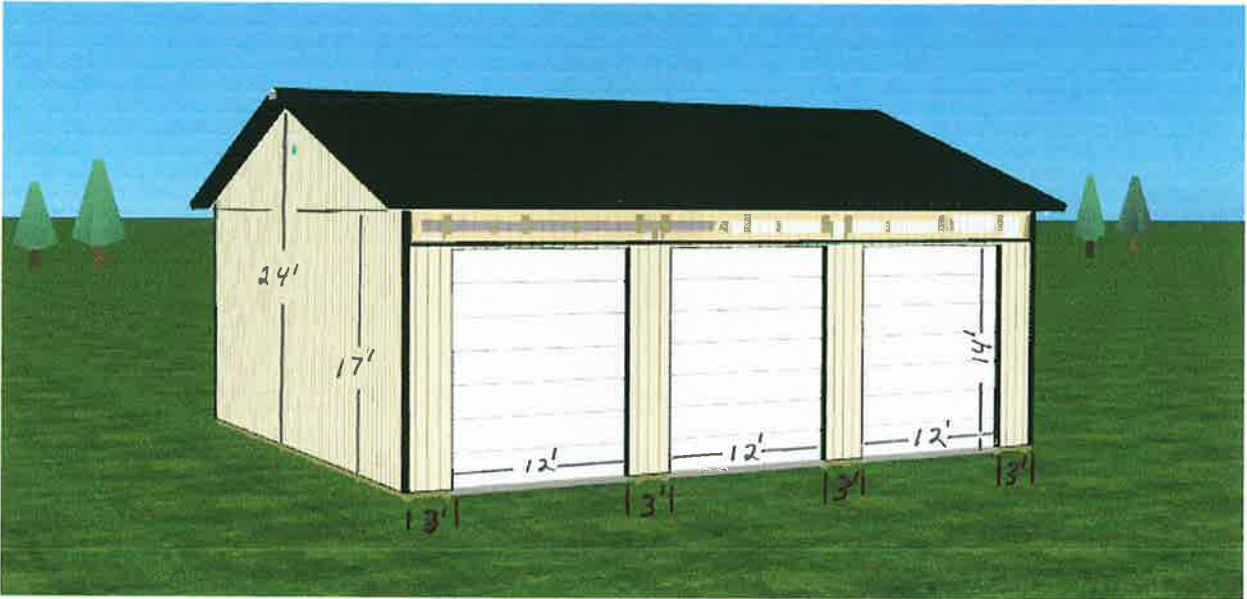


Google earth

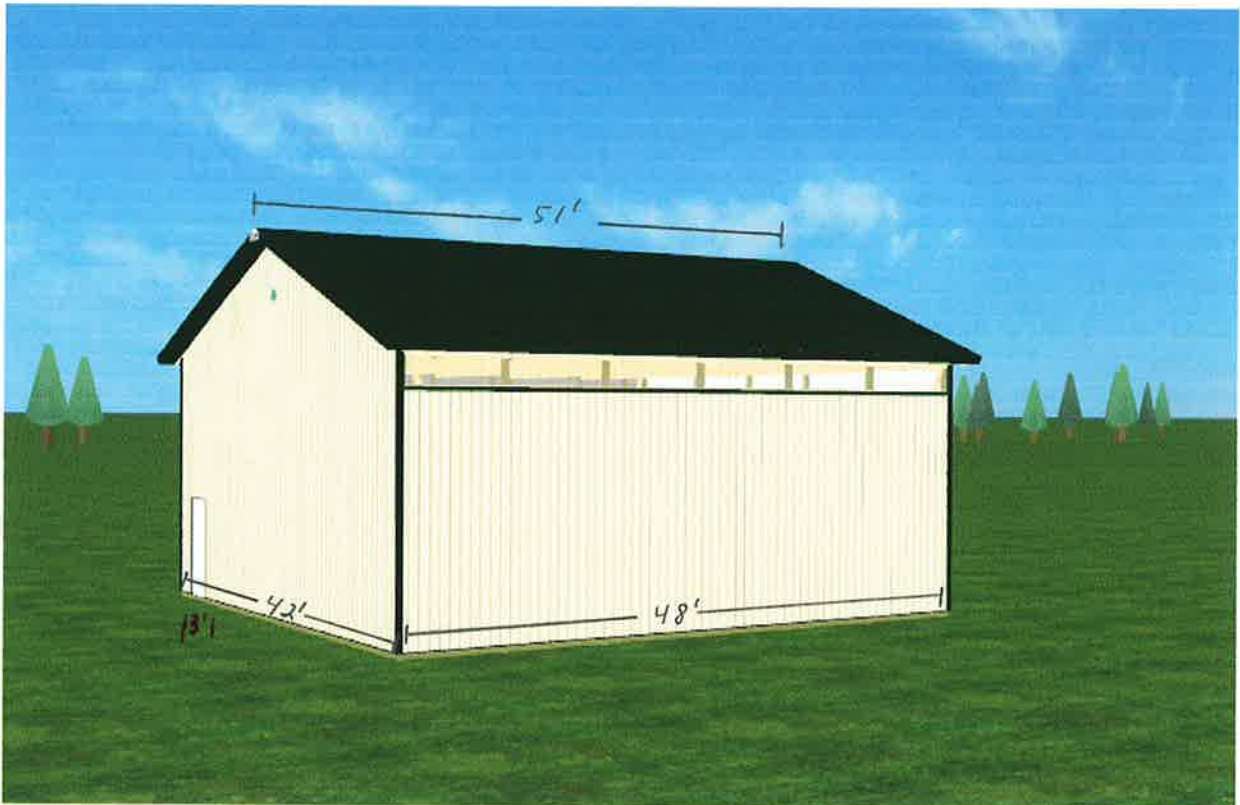
feet 200
meters 70



Proposed Pole Barn Location



EAST ELEVATION



WEST ELEVATION

RITTER GARAGE

42X48X17 GARAGE BUILDING

24' MAX HEIGHT

Gmail

COMPOSE

Inbox (50)

Starred

Important

Chats

Sent Mail

Drafts

All Mail

Spam (17)

Trash

More

Search people

- Amy D
- DANIEL RYAN
- Bruce Thompson
- Dennis and Te...

Fool.com Headlines - The A...

1475 Clearview

David J. Vandenberg
to me
Your parcel number is 01

009 means book 9
189 means page 18
21 is the lot

Your lot is in the upper r

2 Attachments



1475 Clearview.pdf

1475 GIS.pdf

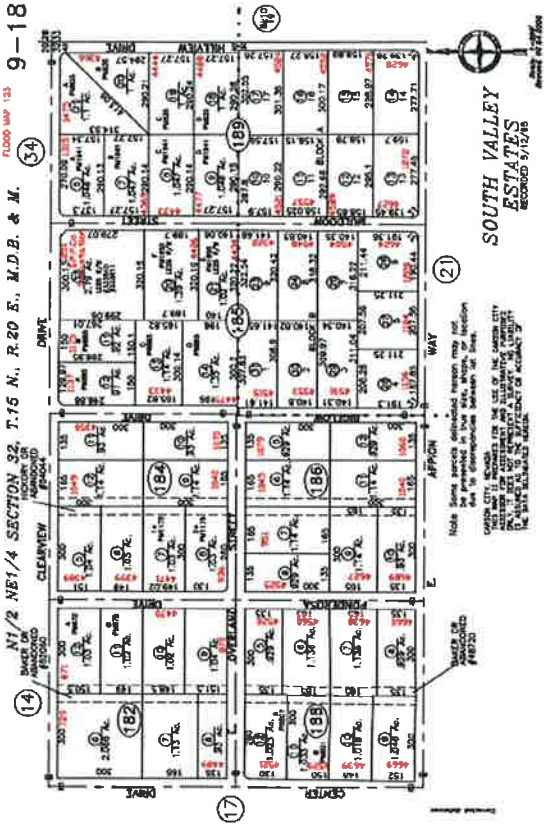
1 of 545

What's New

Dave Vandenberg

Join Google+

Show details





Assessor Parcels Report: 00918921



Parcel Information:

Assessed Owner:	FEDERAL NATIONAL MORTGAGE ASSOC 14221 DALLAS PARKWAY, STE 1000 DALLAS, TX 75254-2951		
Physical Address:	1475 CLEARVIEW DR		
Zoning:	SF1A	Improved Value:	\$26,064.00
Land Use Code:	200	Land Value:	\$17,500.00
Total Acres:	1.10	Total Assessed Value:	\$43,564.00



The data contained herein has been compiled on a geographic information system (GIS) for the use of Carson City. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Carson City or Douglas County as to the sufficiency or accuracy of the data.

Report Generated: 2/21/2015 13:29:20 PM

Applicant / Owner: Norman H and Linda P Ritter
Location / APN: 09-189-21; 1475 Clearview Drive
Detached RV / Boat Garage

Norman (Skip) and Linda Ritter have recently acquired this property. They own a boat and RV's that need to be stored in a protected environment. Storing these vehicles in a garage will also keep the area from looking "cluttered" with outside storage.

Other old wooden structures (chicken-coop) on the property are planned to be torn down, removed and cleaned up. Weeds and debris are also being cleared and cleaned up from the entire site. The landscaping surrounding the existing home will be re-done to provide an attractive environment requiring little water use.

We are submitting for a special use permit for a three stall RV storage building with dimensions of 42' x 48' - 2,016 square feet.

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

We feel there is no good way to attach the RV storage building to the existing residence, as maneuvering RV's and boats into any attached building would be difficult and dangerous due to the location of the home on the property - closely fronting Clearview Dr, a street with relatively high traffic volumes. Additionally, the home's living space is small for the area (1,200 square feet), and it would be best to reserve the adjacent available land for possible future expansion of home.

The house plus attached garage is at 1,954 square feet and the proposed storage building is 2,016. The percentage is 103%

Excavation will not impact any underground utilities, as no utilities exist near the planned RV storage building.

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

Chapter 3: A Balanced Land Use Pattern

The proposed structure will not provide living space, therefore, there will be no impact on the area's population.

The proposed RV garage will be constructed to code with steel and wood.

The garage will be constructed to code with steel and wood. It will not exceed height or infringe on setback requirements.

The area where the building will be located has not been landscaped. The only trees that will be removed are invasive Elm trees. The area, which was previously used for horse corrals, will be cleaned up by removing weeds, and corral materials. Improved, water-wise landscaping will be installed around the existing home.

This property is not within the floodplain. There will be no change to existing drainage.

There will be no need for additional services (water, sewer, road, sidewalk, etc) to serve this project.

Chapter 4: Equitable Distribution of Recreational Opportunities

This project adds a detached RV garage to an existing property, thus, there is no impact to recreational opportunities in the area.

Chapter 5: Economic Vitality

This project does not have a general impact on the local economy, with the exception of the impact from the building of the structure.

Chapter 6: Livable Neighborhoods and Activity Centers

The proposed RV garage will be constructed to code with steel and wood. The column has a 50 year warranty against rot and decay, while the steel roof and siding has a lifetime film integrity warranty and a 35 year Fade and Chalk warranty.

The building construction style is being planned to blend into the residential setting. The building colors (Hickory Moss, Evergreen) are planned to blend into the setting and match the residence. The peak roof height will be very similar to the closest residences to the east and west - both are two story residences.

Chapter 7: A Connected City

The proposed project will not impact roadways, pathways, bicycle facilities or sidewalks.

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, reflect that of the neighborhood and will give us a place inside to park and protect our boat and RV's. Property values would not be adversely affected and may increase as vehicle clutter would be eliminated and the site would be cleaned up. The proposed location will not block any views or blight the area.

The building construction style is being planned to blend into the residential setting. The building colors (Hickory Moss, Evergreen) are planned to blend into the setting and match the residence. (See Photo immediately below) The peak roof height will be very similar to the closest residences to the East and West - both are two story residences.



Demonstrates building colors only

The main use is to house a boat and RV's. Noise will be of no concern as the building will be used for parking and storing only.

This project 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.

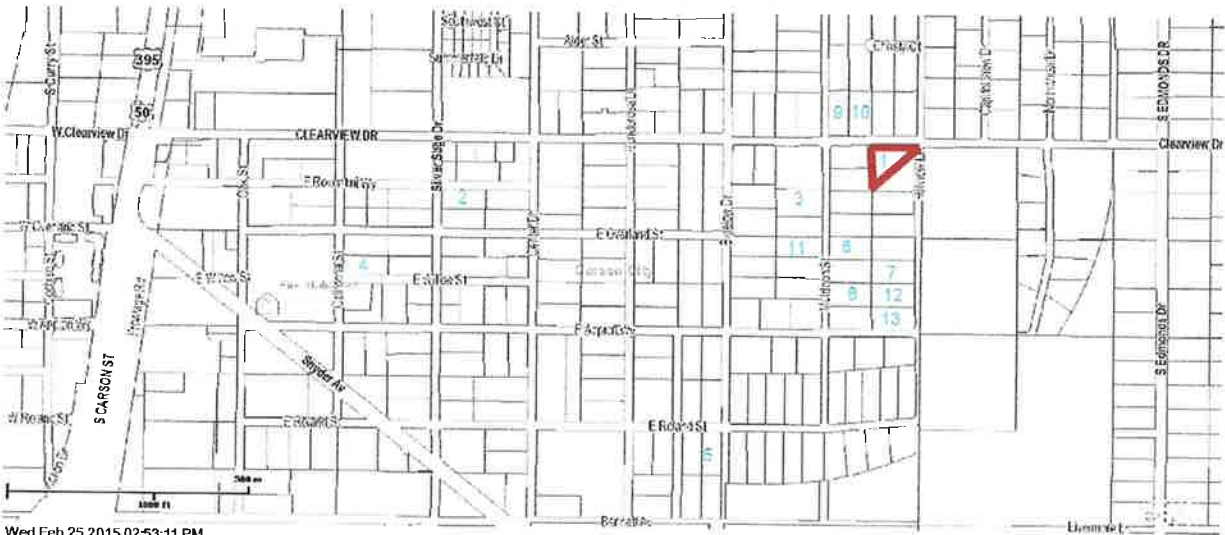
No additional parking on the street will be needed. There is an existing drive-through loop which does not affect drainage of our property or impact the neighboring accesses.

Other properties in the area have obtained approvals for detached garages.



Map	Address	Sq Ft Living Space	Sq Ft Garage-Attached	Total Primary	Sq Ft Garage - Detached	Detached / Primary
1	1475 Clearview**	1,207	747	1,954	2016	103%
2	525 East Roventini	904	-	904	1416	157%
3	4434 Muldoon	2,408	912	3,320	2749	83%
4	302 Willow	3,073	910	3,983	3200	80%
5	1067 E Roland	2,702	942	3,644	2640	72%
6	4521 Muldoon	2,116	686	2,802	1440	51%
7	4552 Hillview	2,360	744	3,104	1488	48%
8	4589 Muldoon	2,586	682	3,268	1488	46%
9	1300 Clearview	1,868	576	2,444	1080	44%
10	1330 Clearview	1,540	462	2,002	720	36%
11	4522 Muldoon	2,474	1,128	3,602	1280	36%
12	4576 Hillview	2,745	816	3,561	1216	34%
13	4628 Hillview	2,658	636	3,294	720	22%
	Averages	2,165	717	2,882	1,728	66%
	If living space at proposed project site is increased to the average size:	2,165	747	2,912	2016	69%
	** Proposed					

Comparisons



This proposed project fits well within the current land uses in the area and will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The project will not impact vehicular traffic on Clearview Drive. The existing drive-thru loop will allow full movement of RV's on the property. Exit and entrance onto Clearview Drive will be from existing drive-thru loop.

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

- A. The proposed structure does not provide living space, therefore, there will be no impact to the school district or Sheriff's Office.
- B. There is an existing drive-thru loop which does not affect drainage of the property. Traffic utilizing this existing drive-thru is expected to be light.
- C. There will be no additional demand for water to serve this project.
- D. There will be no additional sewage capacity needed for this project.
- E. The project will be served by existing roadways.
- F. The building and site plan is the source of information that indicates that there is no need for additional utility or roadway services to serve this project.
- G. Lighting will be unobtrusive and mostly used on approach and departure. Outside lighting will be placed as not to affect the neighboring property in any way. Lighting will also be seldom used.
- H. There will be no new landscaping associated with this project. However, we plan to rehabilitate the existing landscape around the home. It will be done in a manner as to improve aesthetics and minimize water consumption.
- I. There will be no need for additional parking to serve this project.

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



Date