

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JUNE 7, 2017

AGENDA ITEM: D-1

FILE NO: ADM-17-060

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Administrative Permit to allow detached accessory structures 50-75% of the size of the primary structure, and to exceed 5% of the parcel size on a property zoned Mobile Home 12,000 (MH12).

OWNER: Annette and David Yonemoto

APPLICANT: Liberty Homes, LLC

LOCATION: 2240 Sneddon Way

APN: 008-174-08

RECOMMENDED MOTION: "I move to approve ADM-17-060 a request from owners Annette and David Yonemoto (applicant Liberty Homes, LLC) to allow a detached accessory structures of 50-75% of the size of the primary structure and more than 5% of the parcel size on property zoned Mobile Home 12,000, located at 2240 Sneddon Way, APN 008-174-08 based on findings and subject to conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. 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.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing 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:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
8. The building shall not exceed 15 feet 3 inches, measured to the highest point of the ridge.
9. The building shall not exceed 780 square feet.
10. The exterior of the accessory building materials and colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
12. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
13. The increased drainage produced by this structure must not adversely affect neighboring properties.

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

14. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
15. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
16. No water or sewer connections are proposed or allowed within this building without additional review through a building permit.
17. The accessory building is not approved for living quarters or a guest building. Use of this structure as living quarters or a guest building must have prior approval of a Special use Permit and must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.08.2 (Mobile Home 12,000, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Mobile Home 12,000 (MH12)

KEY ISSUES: Will the proposed garage have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobile Home 12,000 (MH12)/mobile home residence
EAST: Mobile Home 12,000 (MH12)/mobile home residence
SOUTH: Mobile Home 12,000 (MH12)/mobile home residence
WEST: Mobile Home 12,000 (MH12)/mobile home residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X, areas of minimal flooding
2. EARTHQUAKE FAULT: None
3. SLOPE/DRAINAGE: Property is flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 21,655 square feet
2. PROPOSED STRUCTURE SIZE: 780 square feet
3. PROPOSED STRUCTURE HEIGHT: Single Story. Height will not exceed 15 feet 3 inches at the highest point of the ridge with 4/12 roof height construction
4. PARKING: Add two single car garage parking spaces in the new structure
5. SETBACKS: Required/Proposed in feet: Front (east) 20/45, Left (south) Side 10/no change, Right (north) Side 10/10, Rear (west) 20/no change, and Height 26/15 feet 3 inches at the highest point of the ridge
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

An Administrative Permit is required for the following reason:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure requires approval of an Administrative Permit. If the parcel exceeds 21,000 square feet in size, and the structures will exceed 5% of the parcel size, additional review is required. The parcel is 21,655 square feet. Detached structures would be 5.8% of the size of the parcel.

The applicant is proposing a 780 square foot accessory structure that will be a garage for storing and protecting vehicles and items for the owners of the property. There is one other detached accessory structure presently on the site, a garage of 480 square feet. This proposal is to add a new detached garage building of 780 square feet, to increase detached accessory structures to a total of 1,260 square feet or 61.3% of the size of the primary residential structure of 2,088 square feet. The requested use of a garage is a permitted accessory use within the Mobile Home 12,000 zoning district. If any other detached accessory structures are proposed to be added to the site, prior approval of an additional Administrative Permit or Special Use Permit will be required.

The proposed building and roof colors will be reviewed to match the existing primary structure on site during the building permit process. The building is shown with a front (east) elevation for the garage and a rear (west) elevation for a man door. Windows are shown on the remaining two elevations. Access to the new building will continue to be from the east on Sneddon Way. The garage will be on the eastern portion of the site.

This site is adjacent on all sides to identically zoned land and residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This site is located in the Mobile Home 12,000 zoning district, but is much larger than the minimum lot size, at 21,655 square feet. As the zoning in this area allows mobile homes, where a garage is not attached to the home, it is common for construction of detached accessory structures such as garages, recreational vehicle storage areas, carports and sheds. Sidewalks, curbs and gutters are sporadic in this section of town and are not located adjacent to this site.

It does not appear the proposed project will detract from the existing area. The applicant proposes off-street storage, parking and shop uses within the new garage/shop building, and will be moving materials into covered and secure storage. This will reduce potential clutter on the site and improve the appearance of the site. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing house roof materials. No water or sewer connections are proposed or allowed within the new structure without additional building review for an interior tenant improvement. The site is on City water and sewer. No review of leach lines or septic service is required for this site.

PUBLIC COMMENTS: Public notices were mailed to 41 adjacent property owners within the 300 feet of the subject site on May 24, 2017. As of the writing of this report, one comment in favor of this proposal has been received. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on June 7, 2017, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of May 26, 2017 are included or attached to this report.

Building Department: No comments received

Engineering Department:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.

Fire Department:

1. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments.

Health Department: No comments received

Parks, Recreation and Open Space: No concerns

Environmental Control: No comments received

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

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

Chapter 1.1d,e,f: Growth Management Ordinance, Sustainable Construction Techniques, Energy Conservation

The proposed garage will be built to match the exterior colors of the existing primary structure and garage. The colors will be reviewed during the building permit process. The applicant states the garage will be used to store vehicles and items of the residents of the property. The proposed location of the garage will be at the northeastern portion of the lot, in front of the primary building and to the north of the existing garage at the southeastern portion of the lot. The existing driveway will be used for access to both buildings. The building will be constructed of high quality, durable and long lasting building materials to ensure the new construction will be well maintained in the future. Garages and other detached accessory structures are common in the surrounding vicinity, as the zoning in this area allows mobile homes, which are not commonly built with an attached garage.

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.

Construction will be of limited duration. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Once the construction of the garage is completed on the site, it is expected to be residential in nature and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors of the building will match the primary structure. The proposed building will be used for storage of vehicles, materials and equipment. The placement of vehicles and storage materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.

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

Traffic is not likely to increase due to the construction of a garage building on the site. No additional

parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection, and storage of vehicles, materials and personal equipment of the owners. This is a location where mobile homes are allowed, and garages are typically separate from the primary residence. Sidewalk, curb or gutter improvements are sporadic in this vicinity, and are not attached to this property.

3. 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. There are no water or sewer system connections proposed in the interior of this building. The proposed addition of these features will require additional building permit review as an interior tenant improvement. The addition of a garage on this site is not anticipated to overburden any public services.

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

The purpose of the Mobile Home 12,000 zoning district is to provide for the development of subdivision lots primarily for mobile homes, and is consistent with the policies of the Mobile Home Residential category of the Master Plan. This site is located in the Medium Density Residential Master Plan Designation.

The request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. The addition of this building to the site will create a ratio of accessory building to primary building of 61.3%. The primary residence is a mobile home of 2,088 square feet. There is an existing detached garage on the site of 480 square feet, placed at the southeastern portion of the lot. The placement of the proposed garage building in the northeastern area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks. The existing driveway on the site is proposed to be used to service both garages. The site is 21,655 square feet, in a zoning district which requires only 12,000 square feet.

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

The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Mobile Home 12,000 zoning, an accessory building is a permitted accessory use, requiring Administrative Permit approval if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The addition of another detached accessory structure on the site will increase the total square footage in detached accessory structures to 1,260 square feet. The cumulative square footage in detached structures on the site is proposed to be 61.3% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of an additional garage in this location. An additional required review is the size of detached accessory structures compared to the size of the parcel. If the percentage is more than five an additional review is required. This calculation would only be 5.8%, indicating that the detached accessory structures while larger than allowed without review, would not be extremely oversized in relation to the size of the parcel

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. Parcels with similar zoning in this vicinity also have accessory structures, such as garages, recreational vehicle garages, storage units, carports, and sheds, and could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

- Site Photos
- Engineering Comments
- Fire Comments
- Parks Comments
- E-mailed letter of support
- Application (ADM-17-060)



SNEDDON WY

SNEDDON WY

00817408

00817421

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-17-060



TO: Hope Sullivan, - Planning Department

FROM: Stephen Pottéy P.E., - Development Engineering

DATE: May 18, 2017 **MEETING DATE:** June 7, 2017

SUBJECT TITLE:

Request for an Administrative Permit to allow a detached accessory structure of 50-75% of the size of the primary structure at 2240 Sneddon Way, apn 008-174-08.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following requirements are met:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.

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. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structure will have negligible effect on traffic and pedestrian facilities.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structure will have no impact to the city sewer or water system. The impacts to the storm drain system are negligible.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structure will have no impact on public safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information
The plan provided is adequate for this analysis.

May 16, 2017

ADM-17-060

Fire

ADM 17-060:

1. Project must comply with the 2012 IFC and Northern Nevada fire code amendments as adopted by Carson City.

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

Kathe Green

From: Patti Liebespeck
Sent: Thursday, May 25, 2017 3:17 PM
To: Hope Sullivan; Kathe Green
Cc: Vern Krahn; Daria Wirth
Subject: ADM-17-060 Liberty Homes

Hope & Kathe,

The Parks, Recreation & Open Space Department has no comment on the above referenced Administrative Permit Application.

Thank you,
Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org

Rea Thompson

Late Info
ADM-17-060

From: David <stonesearcher_nv@yahoo.com>
Sent: Sunday, May 28, 2017 9:03 PM
To: Planning Department
Subject: Permit 2240 Sneddon way

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I approve of the structure. The percentage over the allotment size is minuscule and within reason and safety guidelines. Besides, these people took an eyesore piece of property and have been transforming it into the nicest home on Sneddon, maybe the whole neighborhood.

In the spirit of the freedom we've always enjoyed in Nevada I'm in favor of letting people do what every they wish on the land that they own as long as it does not endanger or otherwise impinge upon the health and welfare of their neighbors.



RECEIVED

MAY 10 2017

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 18.02.110

ADMINISTRATIVE PERMIT

FEE: \$750.00 + noticing fee
+ \$60/hr over 10 hours
*Due after application is deemed complete by staff

SUBMITTAL PACKET -- 4 Complete Packets (1 Unbound Original and 3 Copies)

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

☐ CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

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 # ADM - 17 - 060

APPLICANT Liberty Homes LLC **PHONE #** 775-782-7590

MAILING ADDRESS, CITY, STATE, ZIP
PO BOX 2388, Gardnerville, NV 89410

EMAIL ADDRESS
libertyhomesnv@gmail.com

PROPERTY OWNER Annette Yonemoto / David Yonemoto **PHONE #** 360-907-9095

MAILING ADDRESS, CITY, STATE, ZIP
2240 Sneddon Way, Carson City, NV 89706

EMAIL ADDRESS
Adyonemoto@comcast.net

APPLICANT AGENT/REPRESENTATIVE Liberty Homes LLC **PHONE #** 775-782-7590

MAILING ADDRESS, CITY, STATE, ZIP
PO BOX 2388, Gardnerville, NV 89410

EMAIL ADDRESS
libertyhomesnv@gmail.com

Project's Assessor Parcel Number(s):

080-174-08

Street Address

2240 Sneddon Way, Carson City, NV 89706

Project's Current Master Plan Designation

Project's Current Zoning

MH 12000

Nearest Major Cross Street(s)

Carmine

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Title 18.05.055.7 garage (detached) 780 sq. ft. added to existing garage of 480 sq. ft. = 1260 sq. ft. 61.3% of the primary.

PROPERTY OWNER'S AFFIDAVIT

David Yonemoto, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

[Signature]
Signature

2240 Sneddon Way
Address

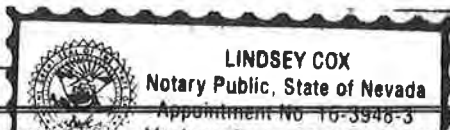
4-28-2017
Date

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

STATE OF NEVADA
COUNTY of Carson City

On April 28, 2017, David Yonemoto, 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.

[Signature]
Notary Public



*NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

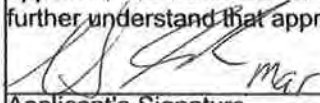


If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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 staff report and/or Hearings Examiner. 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 Director'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's Signature

Christian Funk, manager
Print Name

5/9/17
Date

Liberty Homes, LLC
Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

1. The proposed garage at 2240 Sneddon Way will be consistent with the objectives of the Master Plan elements:

A Balanced Land Use Pattern:

Liberty Homes LLC will use sustainable building materials and construction techniques to promote water and energy conservation.

Liberty Homes LLC will not be removing any mature trees or other character-defining features, thus protecting existing site features.

Equitable Distribution of Recreational Opportunities:

Liberty Homes LLC will construct a garage that does not impede recreational opportunities in the area.

Economic Vitality:

The homeowners are residents of Carson City, and this additional garage adds to the value and convenience of their existing property. Residents of the area will be employed by Liberty Homes LLC in order to complete construction.

Livable Neighborhoods and Activity Centers:

Liberty Homes LLC will use sustainable building materials and construction techniques to promote water and energy conservation.

1.The proposed garage at 2240 Sneddon Way will be consistent with the objectives of the Master Plan elements continued:

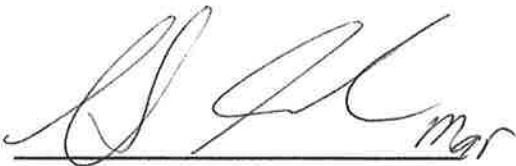
Liberty Homes LLC will be constructing an additional garage which promotes variety and visual interest through incorporation of a varied building style and orientation of the structure.

The structure is located on property currently owned/lived-in by homeowners. No additional pedestrian connections or public space incorporation is needed.

A Connected City:

The addition of a garage to the property will not have an effect on roadways, multi-use pathways, bicycle facilities or sidewalks.

Christian Funk

A handwritten signature in black ink, appearing to read 'C Funk' with a stylized flourish at the end.

Liberty Homes LLC Manager

Liberty Homes, LLC
Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
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May 2, 2017

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

- A. Liberty Homes LLC will be constructing an additional detached garage on the property located in a mobile home park (MH12).
- B. The project is for a 780 square foot garage. This is in addition to the current garage on site (480 square feet). The Carson City Community Development Department denied the initial request because the maximum allowed square footage is 1044.
Liberty Homes LLC believes the garage to be of modest size, and we would understand the City's concern if the property owners were looking to build an additional garage that was much larger. **The property is on a lot twice the size of adjacent lots in the area. Therefore this lot can easily accommodate additional accessory structures without causing crowding or visual/structural impairments to the neighborhood.** Further, property value will increase if we are allowed to move forward with this project.
- C. This project will not have any effect on surrounding properties or the neighborhood in general. However, the additional garage will offer the homeowners a proper space for their vehicles and general upkeep of their property, thereby improving the neighborhood. The property owners have already made improvements which can be seen in the attached photos. Liberty Homes LLC intends to build a structure that is aesthetically pleasing, which enhances the current property.
- D. Standard exterior lighting will be used on the garage. Liberty Homes LLC will be considerate of wattage/height/placement so that residents in the neighborhood will not be bothered by the lighting.
- E. Landscaping will not be altered with this project.
- F. Short-range benefits to the people of Carson City are employment of Carson City (and surrounding areas) residents in order to complete the project. Long-range benefits include: retention of tax-paying residents (the homeowners would like to remain at the residence, but feel they need an additional garage to do so), beautification of the area (automobiles parked inside a garage, property kept tidy due to availability of storage space inside garage), property value increase.

Christian Funk

Liberty Homes LLC Manager

Liberty Homes, LLC
Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

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

Liberty Homes LLC will build the structure on the existing property, with existing perimeters, sidewalks and roads.

Pedestrian and vehicular traffic will not be impacted by the structure.

The homeowners do not wish to reside in the garage or use it as a business, therefore traffic will not increase.

Christian Funk

Liberty Homes LLC Manager

Liberty Homes, LLC
Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

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.

Liberty Homes LLC will not overburden existing public services and facilities because this project does not involve plumbing or sewer. Roads, drainage and other public improvements will not be overburdened with the addition of this garage.

Christian Funk

A handwritten signature in black ink, appearing to read 'Christian Funk' with a stylized flourish at the end.

Liberty Homes LLC Manager

Liberty Homes, LLC
Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Liberty Homes LLC will be constructing a detached garage. The zoning is residential, and the garage meets the requirements of such construction.

The proposed additional garage is within standards of the neighborhood and elsewhere in Carson City.

Christian Funk

A handwritten signature in black ink, appearing to read 'Christian Funk', written over a horizontal line.

Liberty Homes LLC Manager

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Contractor License # 53187A
PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

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

Liberty Homes LLC attests that construction of an additional detached garage on the property will not be detrimental to the general public.

Benefits to the general public include a visually appealing property, pride of ownership by the current home-owners and pride of community for the general public.

Christian Funk

A handwritten signature in black ink, appearing to read 'Christian Funk', written over a horizontal line.

Liberty Homes LLC Manager

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PO Box 2388, Gardnerville NV 89410
Main 775 782 7590



May 2, 2017

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures:

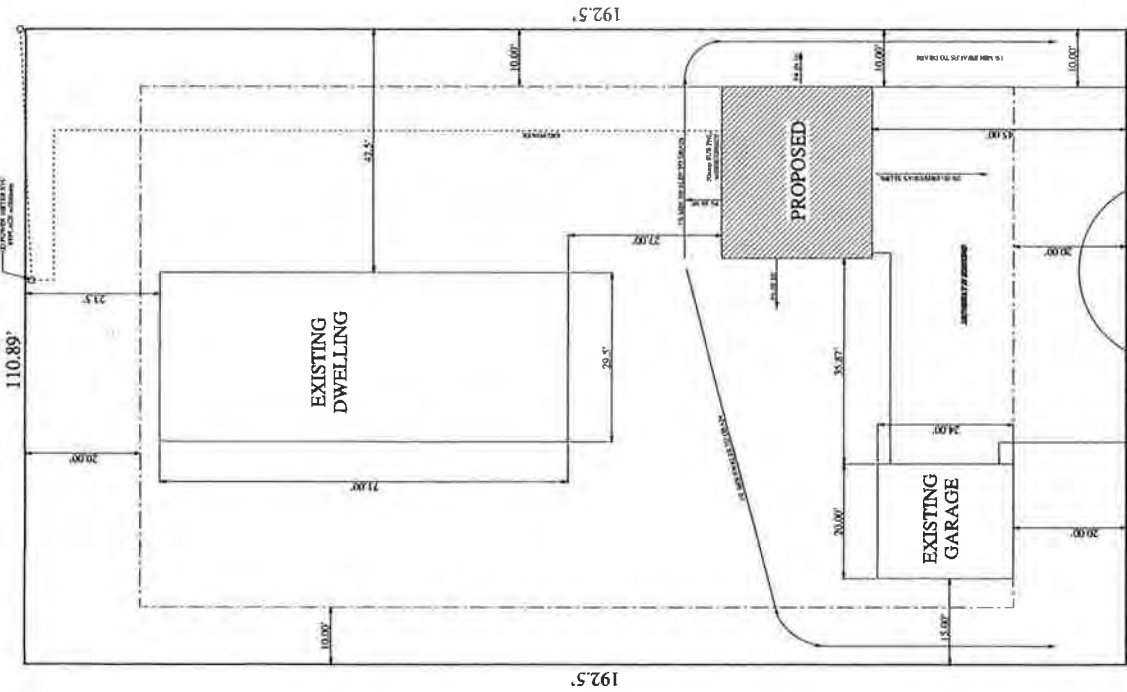
Liberty Homes LLC guarantees their work. We stand behind our construction for at least one year. Furthermore, we are licensed and insured.

Christian Funk

A handwritten signature in black ink, appearing to read 'Christian Funk', written over a horizontal line.

Liberty Homes LLC Manager

SNEDDON WAY



SITE PLAN
2
LIBERTY HOMES, LLC

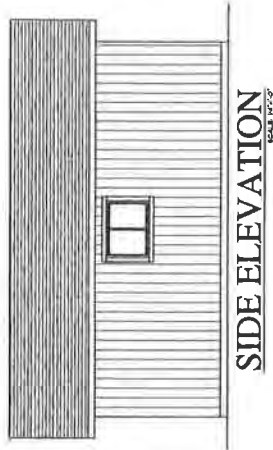
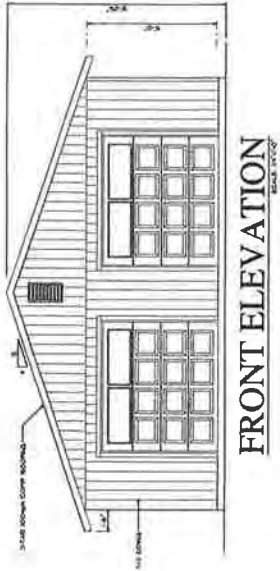
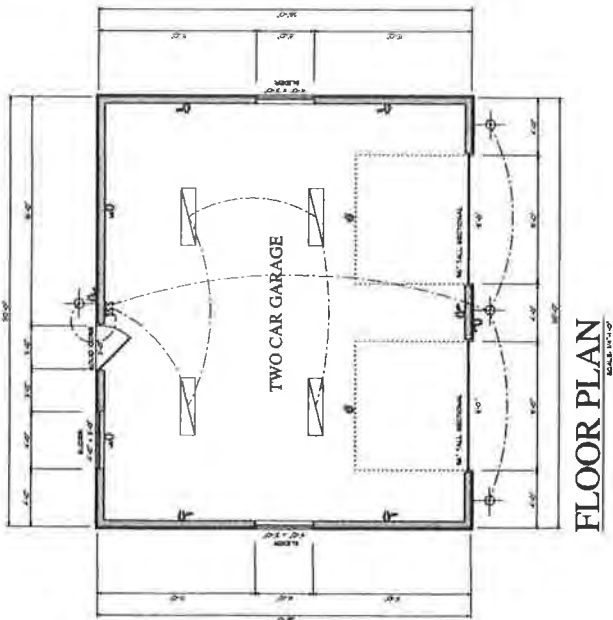
1. CONTINUATION SHALL SHOW ALL SERVICES IN FIELD PRIOR TO THE START OF CONSTRUCTION (UTILITY ALL SERVICES)
2. DIMENSIONS SHALL VERIFY ALL EXISTING SERVICES & CONDITIONS
3. ALL EXISTING SERVICES SHALL BE MAINTAINED AS PER APPLICABLE REGULATIONS WITH A FULL WIDTH
4. ALL EXISTING SERVICES SHALL BE MAINTAINED AS PER APPLICABLE REGULATIONS WITH A FULL WIDTH
5. ALL EXISTING SERVICES SHALL BE MAINTAINED AS PER APPLICABLE REGULATIONS WITH A FULL WIDTH
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20. ALL EXISTING SERVICES SHALL BE MAINTAINED AS PER APPLICABLE REGULATIONS WITH A FULL WIDTH

CODE ANALYSIS
LIBERTY HOMES, LLC
2240 SNEDDON WAY - CARSON CITY, NEVADA
APN: 008-174-08
LIBERTY HOMES, LLC
2240 SNEDDON WAY - CARSON CITY, NEVADA
APN: 008-174-08
LIBERTY HOMES, LLC
2240 SNEDDON WAY - CARSON CITY, NEVADA
APN: 008-174-08

Annette & David Yonemoto Garage
2240 Sneddon Way - Carson City, Nevada
APN: 008-174-08
LIBERTY HOMES, LLC
2240 SNEDDON WAY - CARSON CITY, NEVADA
APN: 008-174-08
LIBERTY HOMES, LLC
2240 SNEDDON WAY - CARSON CITY, NEVADA
APN: 008-174-08

SITE PLAN

Continuation, Project Display
These Plans are provided & submitted by the customer
as complete in sets A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, 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A2012, A2013, A2014, A2015, A2016, A2017, A2018, A2019, A2020, A2021, A2022, A2023, A2024, A2025, A20



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	SEPTEMBER 27, 2010

Annette & David Yonemoto Garage
2240 Sneddon Way - Caraan City, Nevada
APN: 008-174-08

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THOMAS ENGINEERING

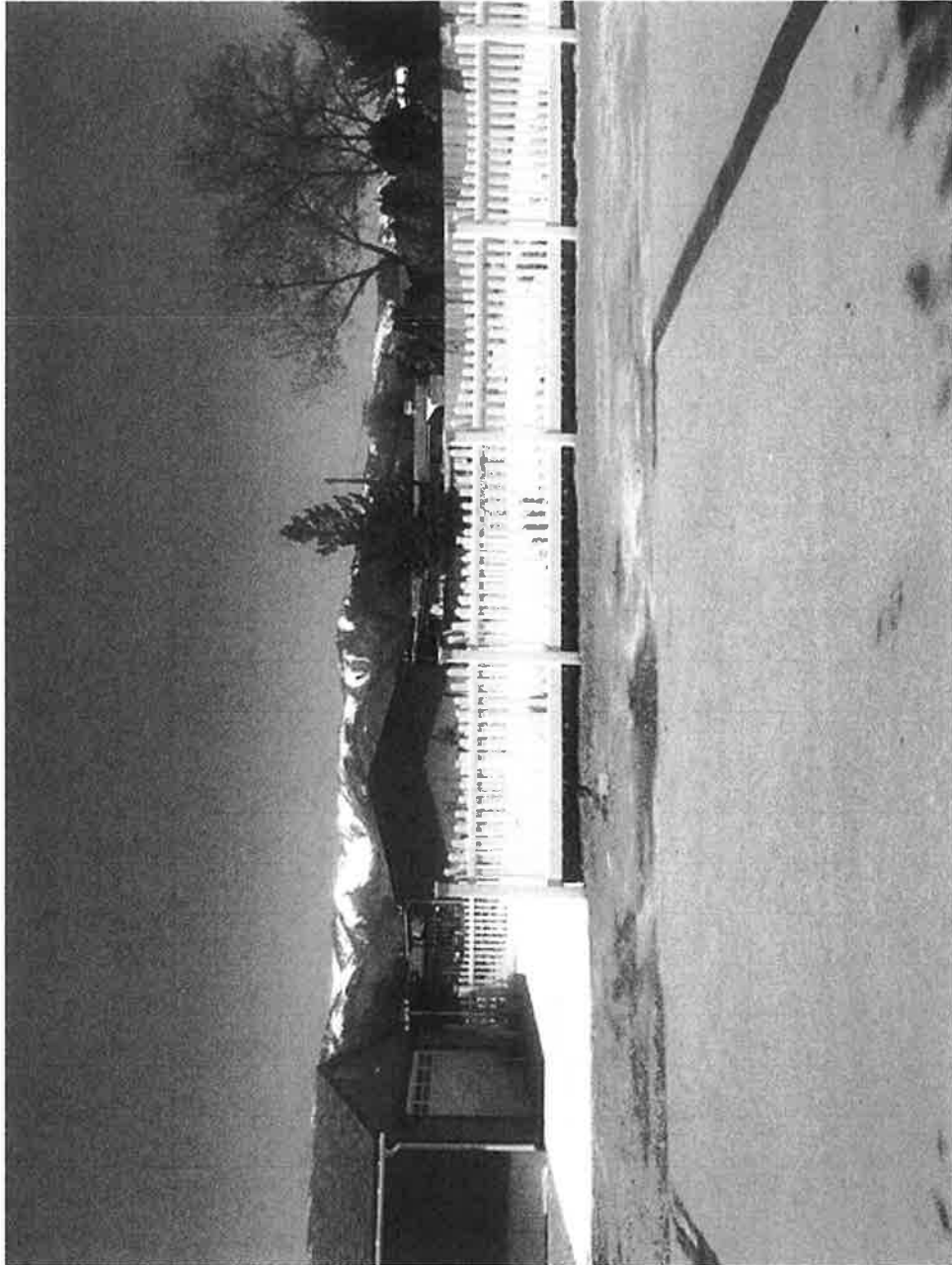
Clark Engineering & Design
1406 East William Street, Suite 2
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THOMAS ENGINEERING

THOMAS ENGINEERING
Date: September 27, 2010
Drawn By: [Signature]









Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: Garage - 2250 Sneddon, Carson City, NV

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:
 - o Integrate an appropriate mix and density of uses (8.1a, e)?
 - o Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - o 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 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)?