

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 28, 2017

FILE NO: SUP-17-066

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow an increase in the permitted fence height in the front yard setback from four feet to six feet, on property zoned Single Family 6,000 (SF6).

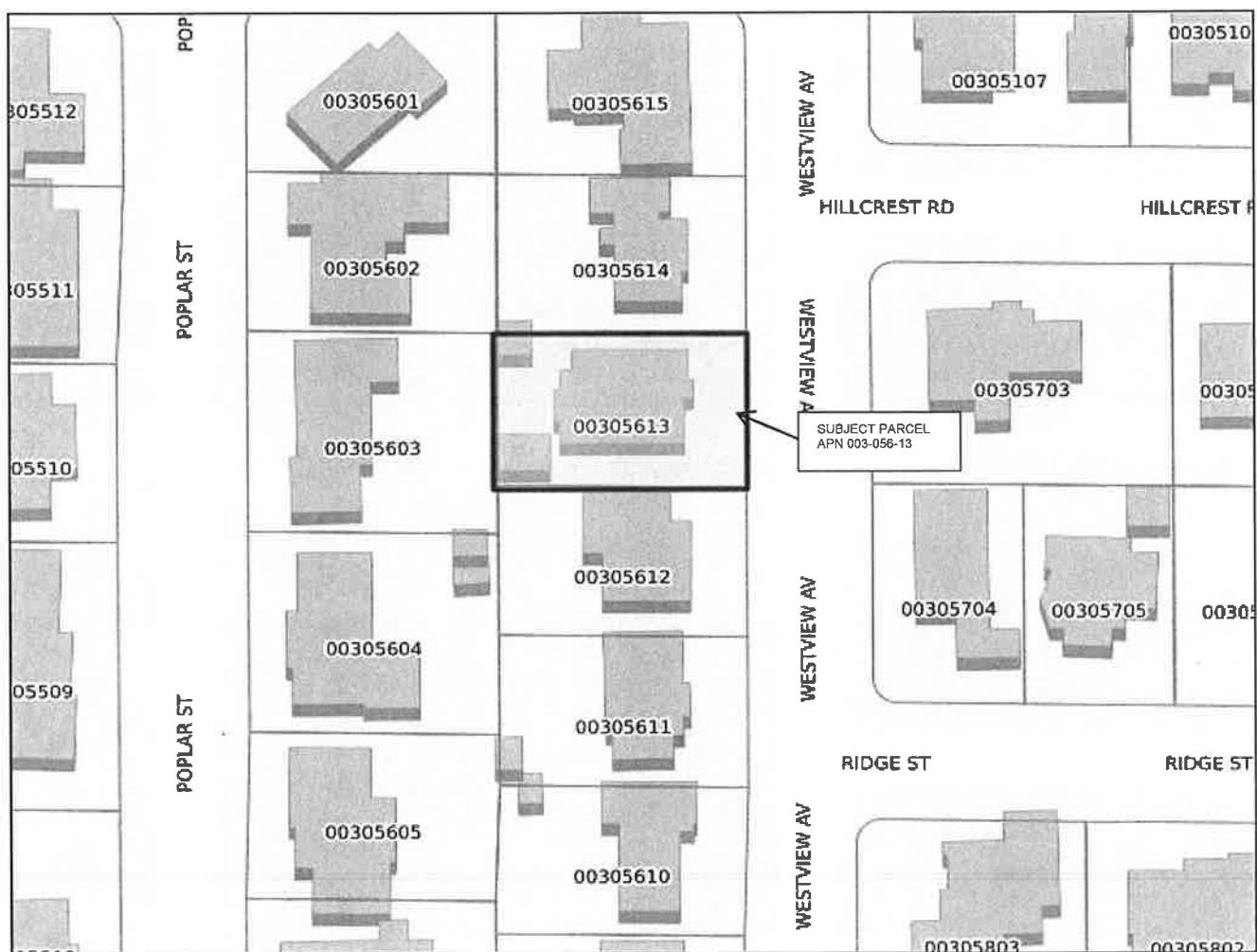
APPLICANT: Grant Gardner

OWNER: Grant and Joan Gardner Family Trust

LOCATION: 610 Westview Avenue

APN: 003-056-13

RECOMMENDED MOTION: I move to approve SUP-17-066, a Special Use Permit request to allow an increase in the permitted fence height in the front yard setback from four feet to six feet, on property zoned Single Family 6,000, located at 610 Westview Avenue, APN 003-056-13, based on findings in the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

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.
6. Per Carson City Municipal Code Section 11.12.030, the fence must be relocated and set back at least six feet from the curbing.
7. If the fence is in the right of way, an encroachment permit must be obtained from the Carson City Engineering Department.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.075 (Single Family 6,000), 18.04.190 (Residential Districts Intensity and Dimensional Standards), Development Standards Division 1.13 (Fences, Wall and Hedges)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Single Family 6,000 (SF6)

KEY ISSUES: Would the proposed review to allow a fence to exceed the allowed height have an adverse impact on the adjacent residential neighborhood? Is the fence in an appropriate location?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000 (SF6)/Residential
SOUTH: Single Family 6,000(SF6)/Residential
EAST: Single Family 6,000 (SF6)/Residential
WEST: Single Family 6,000 (SF6)/Residential

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X, areas of minimal flooding
2. SLOPE/DRAINAGE: The site is flat
3. SOILS: 71- Urban Land
4. EARTHQUAKE POTENTIAL: beyond 500 feet

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: .15 acre/6,500 square feet
2. PROPOSED STRUCTURE SIZE: fencing along front and side at a height of six feet
3. PROPOSED STRUCTURE HEIGHT: six feet overall
4. SETBACKS REQUIRED/PROPOSED:
Front (east): 20 feet/fence proposed in this area and on the public right-of-way
Side: 4 feet height within 20 lineal feet of front property line/6 feet height proposed
Rear 10/not applicable
Height of fence limited to 4 feet/6 feet proposed
5. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.075, Single Family 6,000, and 18.04.190 Residential Districts Intensity and Dimensional Standards, the front setback area for this zoning district is twenty feet to the interior of the site from the property line. Development Standards Division 1.13 Fences, Wall and Hedges, states no fences, walls or hedges exceeding four feet in height shall be permitted within a front yard setback. When such fence is constructed of a sight-obscuring material, it shall not exceed three feet in height. Picket fences, tight-railed fences, chain-link fences with slats, or wire fences with slats are considered sight-obscuring.

The applicant has placed a new open style (not sight-obscuring) six foot tall wrought iron and wire fence on the site. The fence was placed outside of the front property line in the public right-of-way. Sections of the fence were placed directly behind the curb. The pavement width of the street is only 33 feet, while the right-of-way area width is actually 50 feet. The rest of the right-of-way area is included in the curbing and area reserved for future or possible placement of a sidewalk or expansion of the street pavement. There are no City sidewalks on this street, but street right-of-way width does extend beyond the back of the curb. Ownership of this area is retained by Carson City and does not revert to the adjacent property owner unless a legal abandonment of the right-of-way is approved by the Board of Supervisors.

The Engineering Department has stated per Carson City Municipal Code Section 11.12.030, the fence must be at least six feet behind the curbing, and if the fence is still in the right-of-way, the height of the fence shall not exceed four feet in height. The Engineering Department is in support of an encroachment permit to allow the application use of this section of right-of-way, if the fence were moved to meet the requirements of the code. The height of the fence can be modified by review and approval of the Special Use Permit by the Planning Commission.

The fence was constructed with a bottom section height of three feet, consisting of non-sight obscuring vertical metal rails, with metal horizontal rails on the top and bottom. In addition, there are vertical extensions which increase the overall height to six feet with three horizontal metal wires spaced at one foot intervals to bring the total height of the fence to six feet. The fence was placed in the Carson City right-of-way, just behind the curb of the street, and would need to be moved for the required encroachment permit to be issued. The fence does currently impede the passage of pedestrians who are forced to walk in the street, and also impedes egress of a passenger from a vehicle parked on the street in front of this parcel. The relocation of the fence to meet the requirements of the encroachment permit would resolve this situation. Carson City did not require

installation of sidewalks as a condition of this subdivision. Many of the properties in the area do not have sidewalks, and have been developed with landscaping or other improvements which may become impediments to access to the area adjacent to the street, although no other fencing has been installed to the curb. The improvements adjacent to the curbing along the street have created a situation where walking in the street is common. Some properties have been developed with private sidewalks, but the construction of these sidewalks is not consistent and does not necessarily meet the minimum standards of Carson City. There are six other properties on this street with some kind of sidewalk adjacent to the right-of-way, and 13 properties without sidewalks.

An additional area of concern is a very large tree which is on the southeastern portion of the lot at the property line. It appears placing the fence in another area on the front of the parcel at a location which is too close to the tree would be detrimental to this tree. Digging holes for installation of cement for placement of fencing or posts could be detrimental to the root system or trunk of the tree. The current placement of the fence at a point farther to the east of the property line has lessened the impact of the fencing on this tree. The fencing may need to be placed farther into the setback area to accommodate this tree.

The applicant has requested to be allowed to increase the height of the fence to six feet rather than the allowed three feet in height as a means to deter the access of deer into this property. The height of the fencing is not quickly apparent, as only the lower section of the fencing has the pickets and rails posts that are readily noticeable. The three individual strands, spaced one foot apart above the pickets, were placed horizontally above the metal fencing. While the posts are apparent to passersby, the wires between them are not highly visible.

PUBLIC COMMENTS: Public notices were mailed on June 9, 2017 to 52 adjacent property owners within 300 feet of the subject site. At the writing of this report three comments have been received in 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 June 28, 2017 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 June 13, 2017 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No comments received

Engineering:

1. Per Carson City Municipal Code Section 11.12.030, the fence must be at least six feet from the curbing.
2. Per Carson City Municipal Code Section 11.12.030, if the fence is in the right-of-way it may not exceed four feet in height.
3. If the fence is in the right-of-way, an encroachment permit must be obtained.

Fire: No concerns

Health: No concerns

Environmental Health: No concerns

Parks: No concerns

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

MDR-1.6 Circulation and Access

Direct pedestrian connections to adjacent neighborhoods, commercial and civic uses should be provided, as should linkages to existing and planned trail systems. Neighborhoods should contain connective green spaces that unify the development and provide transitions between other areas and uses.

The location of the constructed fence is in the right-of-way area adjacent to the parcel. The purpose of the fence is to deter deer from coming into the yard area of the property owner and eating the vegetation on site. The fence will improve the green space within the parcel. While the neighborhood has no sidewalks which were constructed to City standards, some individual lots do have sidewalks which are unconventional, including this parcel. The sidewalk and fencing were constructed in the right-of-way area and the fencing must be moved prior to approval of an encroachment permit. Pedestrians commonly walk on the street in this neighborhood. The height of the fence at six feet and placement outside the property lines of the parcel and into the right-of-way area will be consistent with the master plan elements.

Chapter 6 Livable Neighborhoods and Activity Centers

Goal 6.1 Promote High Quality Development

6.1a- Durable Materials

6.1c- Variety and Visual Interest

Require the use of durable, long-lasting building materials for all new development.

The fencing materials are constructed of durable and long-lasting building materials, being a metal product with vertical and horizontal slats in the lower three feet area, and horizontal wires at the top three feet area. Other available fencing materials such as wood, chain-link with or without slats, and masonry are also available. The metal fencing is considered to be durable, while providing variety and visual interest. The posts extend to a six foot height to accommodate three strands of wiring placed at one foot increments across the top of the fencing. While the posts are easily apparent, the wiring is not readily seen and is not a detriment to the neighborhood. The location of the fence must be moved for approval of an encroachment permit. It will be consistent with the master plan elements.

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.

The location of the fence outside of the parcel line of the property is not common. However, if the fence is moved to a location which will allow approval of an encroachment permit by the Engineering Department the applicant may be allowed to continue to utilize a portion of the area. Landscaping materials and maintenance of areas adjacent to right-of-way areas is common and encouraged as a benefit to the general neighborhood. The legal right-of-way area is 50 feet wide, but the asphalt width is only approximately 33 feet. The rest of the right-of-way area is not developed. All properties adjacent to this street have developed the right-of-way areas behind the curbing with landscaping or concrete (driveways and sidewalks).

The additional height of the fence is not perceived to be detrimental to surrounding properties or the neighborhood. The Engineering Department has found the proposed fencing to be an acceptable design, but the fencing must be moved in conjunction with approval of an encroachment permit to meet the requirements of Carson City Municipal Code 11.120.30 regarding placement of the fence at

least six feet behind the curbing. The fence would be used to deter the access of deer into the parcel and would reduce their physical activity on the site. No noise, vibrations, fumes, odors, dust, glare or physical activity is anticipated as a result of the development of the site with the fence at this height in this location.

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

The additional height of the fence, if placed in a location where the encroachment permit can be approved, is not perceived to have a detrimental effect on vehicular or pedestrian traffic. The fence was constructed just behind the curb line, outside the area owned by applicant who is requesting the additional height of fencing, and must be moved for the encroachment permit to be approved. Most of the parcels on this street have been developed with landscaping or concrete (non-standard sidewalks and driveways) adjacent to the street, but not fencing. Some properties have sidewalks, but sidewalks constructed to City standards are not common on this street. Pedestrians are already encouraged to walk in the street in this vicinity as many of the properties in the area have been developed with landscaping on the property owner side of the curb, creating an obstacle to walking on the right-of-way behind the curb. Moving from the street to a short section of sidewalk area then back to the street is awkward and not likely to be the best choice for a pedestrian in this area. A smoother pedestrian path is staying in the street rather than moving to the higher elevation of the curb or driveway then dropping to the street again at the next house when the section of sidewalk terminates.

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.

No additional need for public services and facilities is anticipated, but the existing location of the fence does impede the existing public right-of-way in front of the parcel. A condition of the encroachment permit is that the fencing must be moved to a location six feet behind the curbing. No additional need for school, police, fire protection or public roads or other public improvements is required. Public sidewalks were not required in conjunction with the original approval of this subdivision.

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 6,000 zoning district which has the following purpose: provide for the development of single family detached dwellings in a suburban setting.

It is noted a fence only requires approval of a Special Use Permit when the height of the fence exceeds the limitation, which is three feet for a sight-obscuring fence such as solid wood, tight-railed pickets, chain link with slats or wire fences with slats, or four feet for a non-sight-obscuring fence. The fence is proposed at a height of six feet rather than the allowed four feet.

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

The fence would be for the benefit of the owner of the property, and would deter deer from entering the parcel. A lower height would not have the desired effect. The height of the fence is not detrimental to the public health, safety, convenience and welfare. Reducing the height of the fence to the allowed four feet would not have a significant change on the impact to the vicinity. It is noted the fence must meet the requirements of the Engineering Department for approval of an

encroachment permit and these requirements are included as recommended conditions of approval.

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

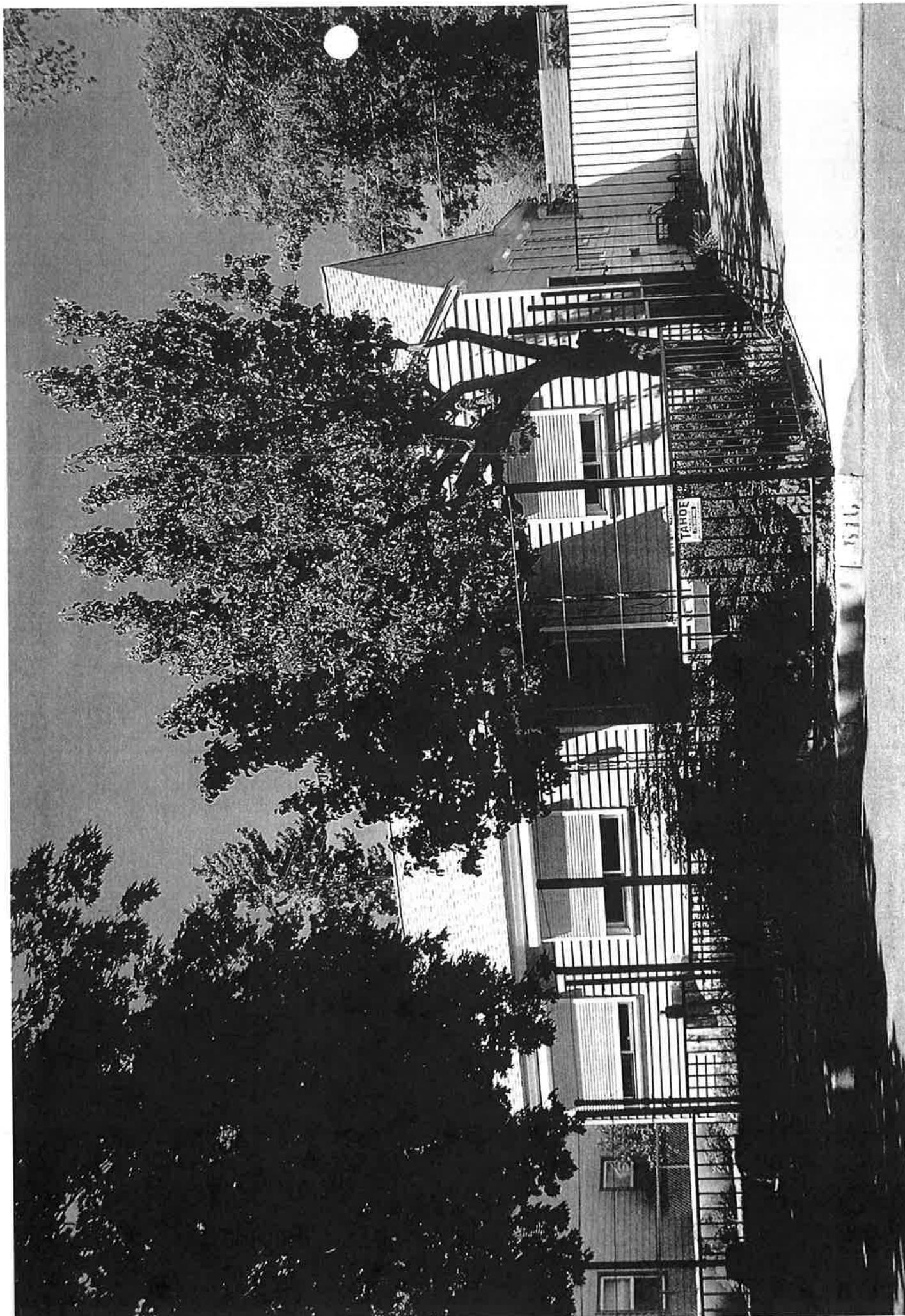
No material damage or prejudice is anticipated as a result of the increase in the height of the fence from four feet to six feet, with only the posts and wire strands exceeding the allowed height. The location of the fence must meet the requirements of the Engineering Department.

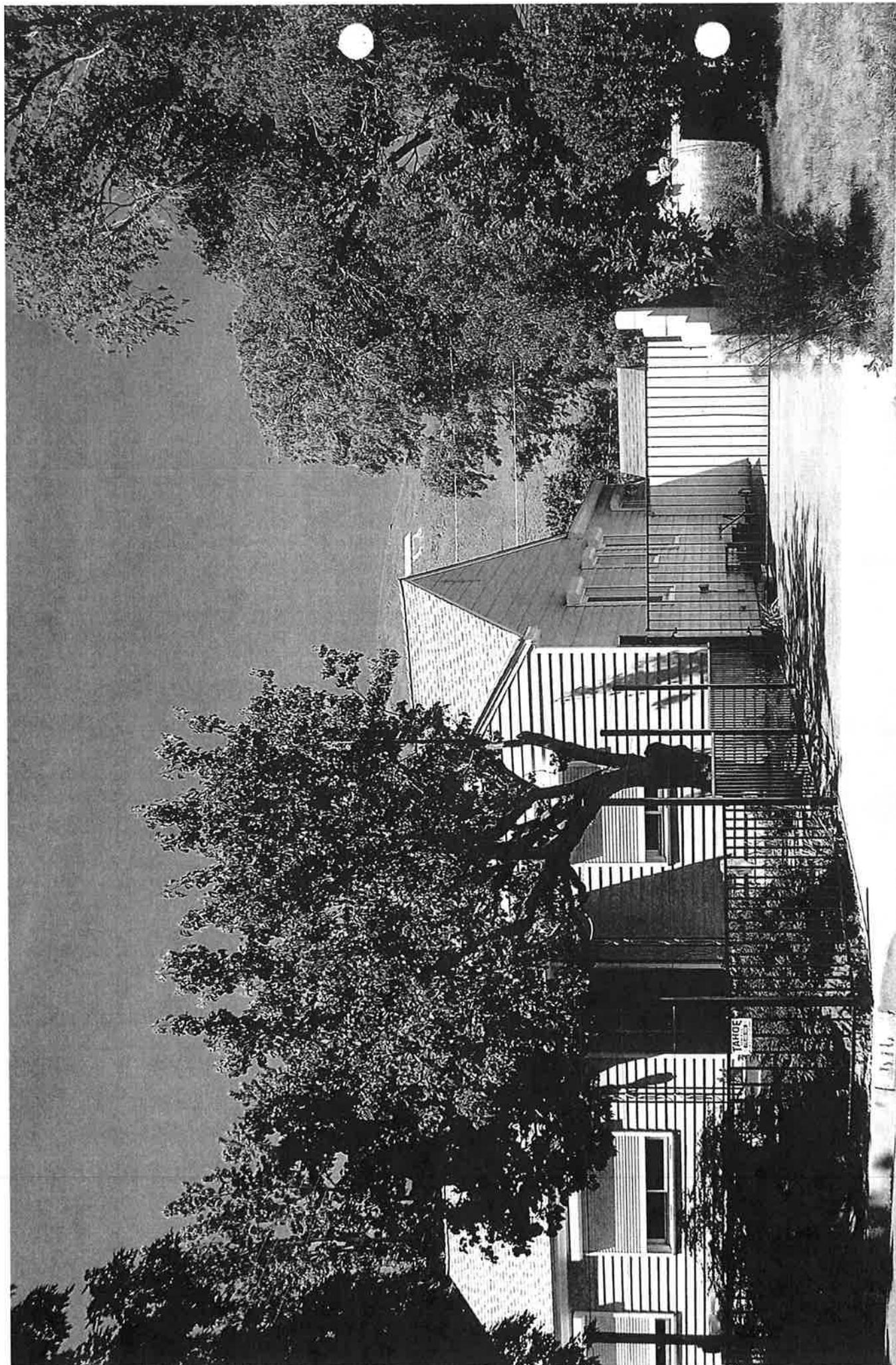
Attachments

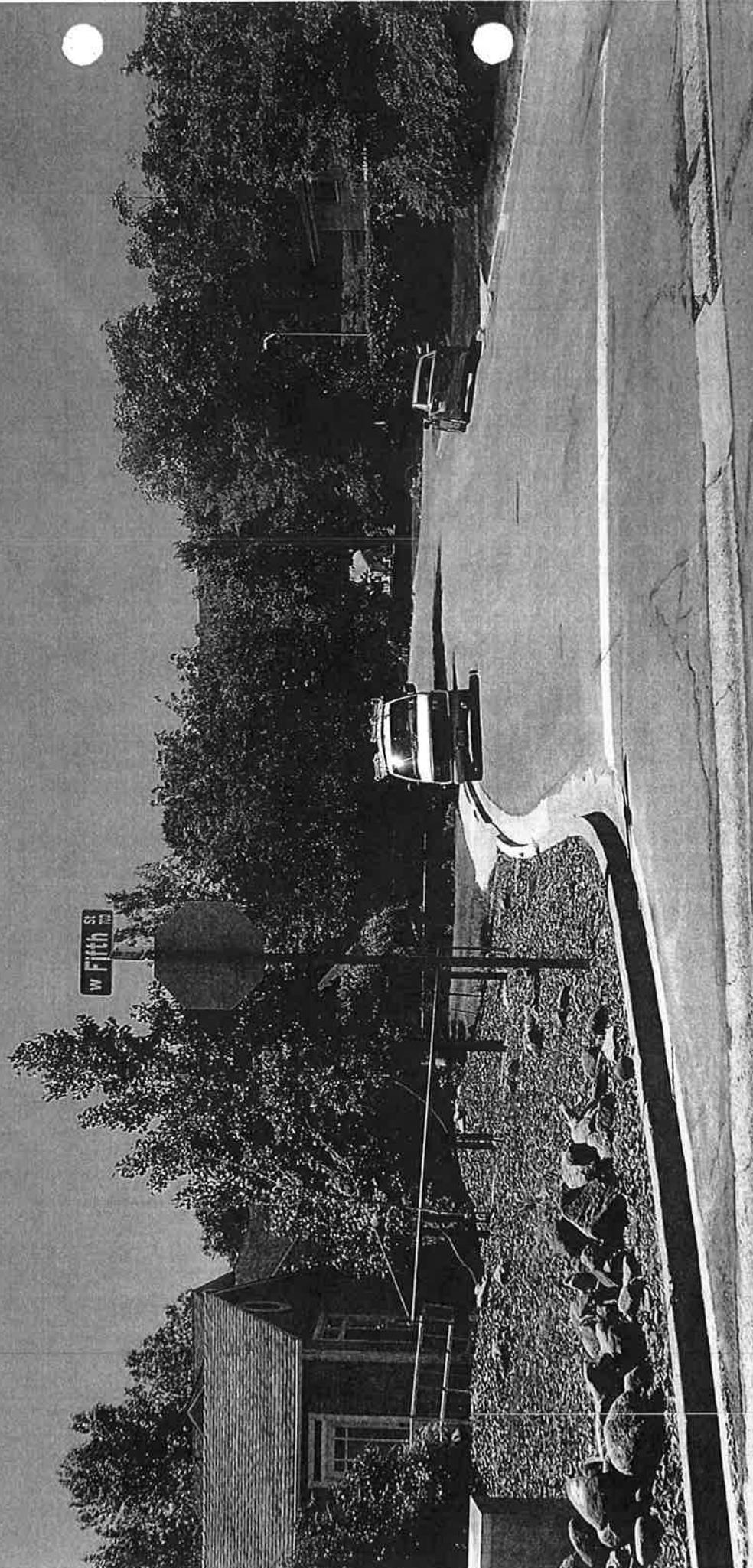
Site and Neighborhood Photos
Engineering Division comments
Fire Department comments
Health and Human Services comments
Environmental Control comments
Parks and Open Space comments
Sorraya Jehle e-mail comment
Terry Forde, comment
Joan Payne, comment
Application (SUP-17-066)

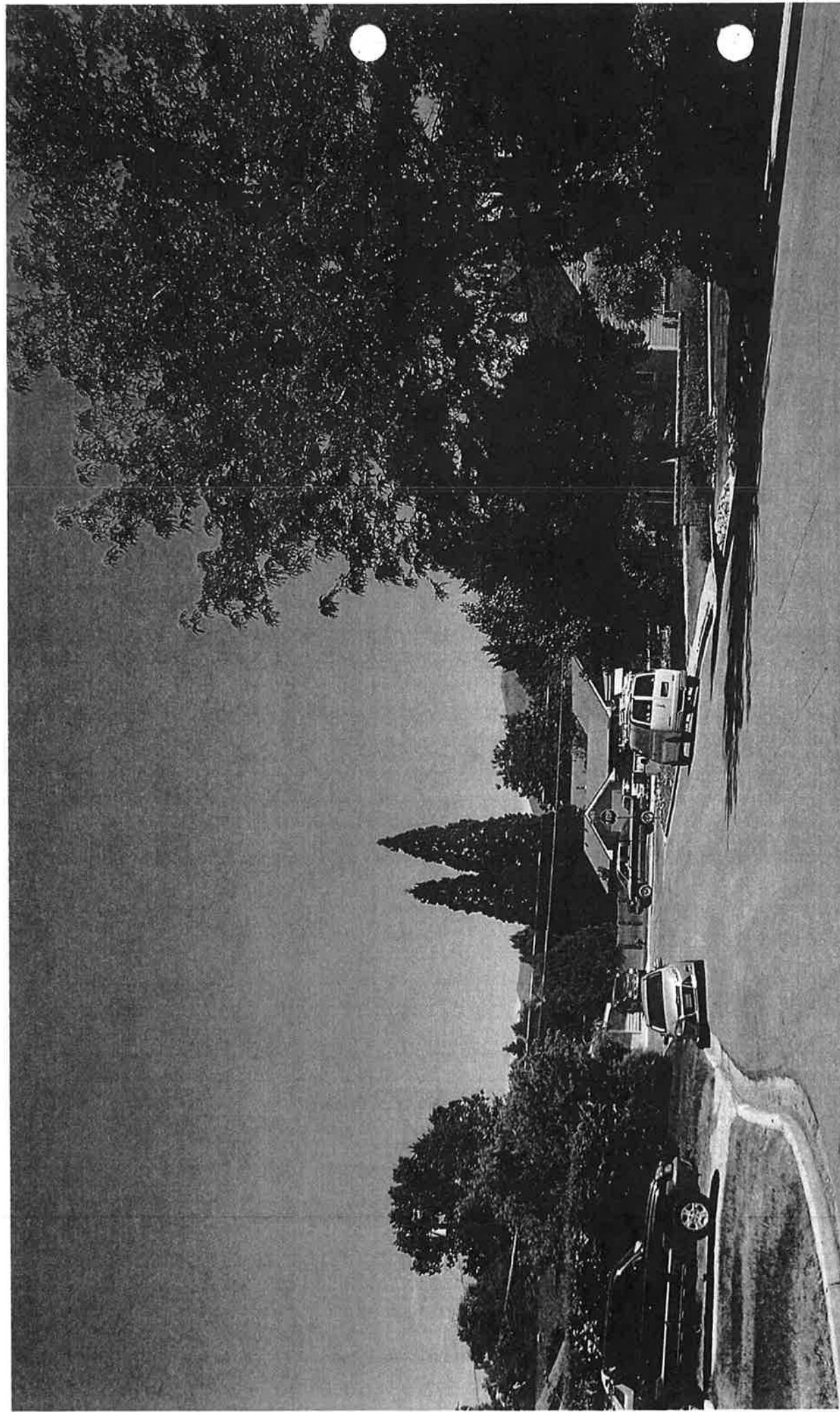


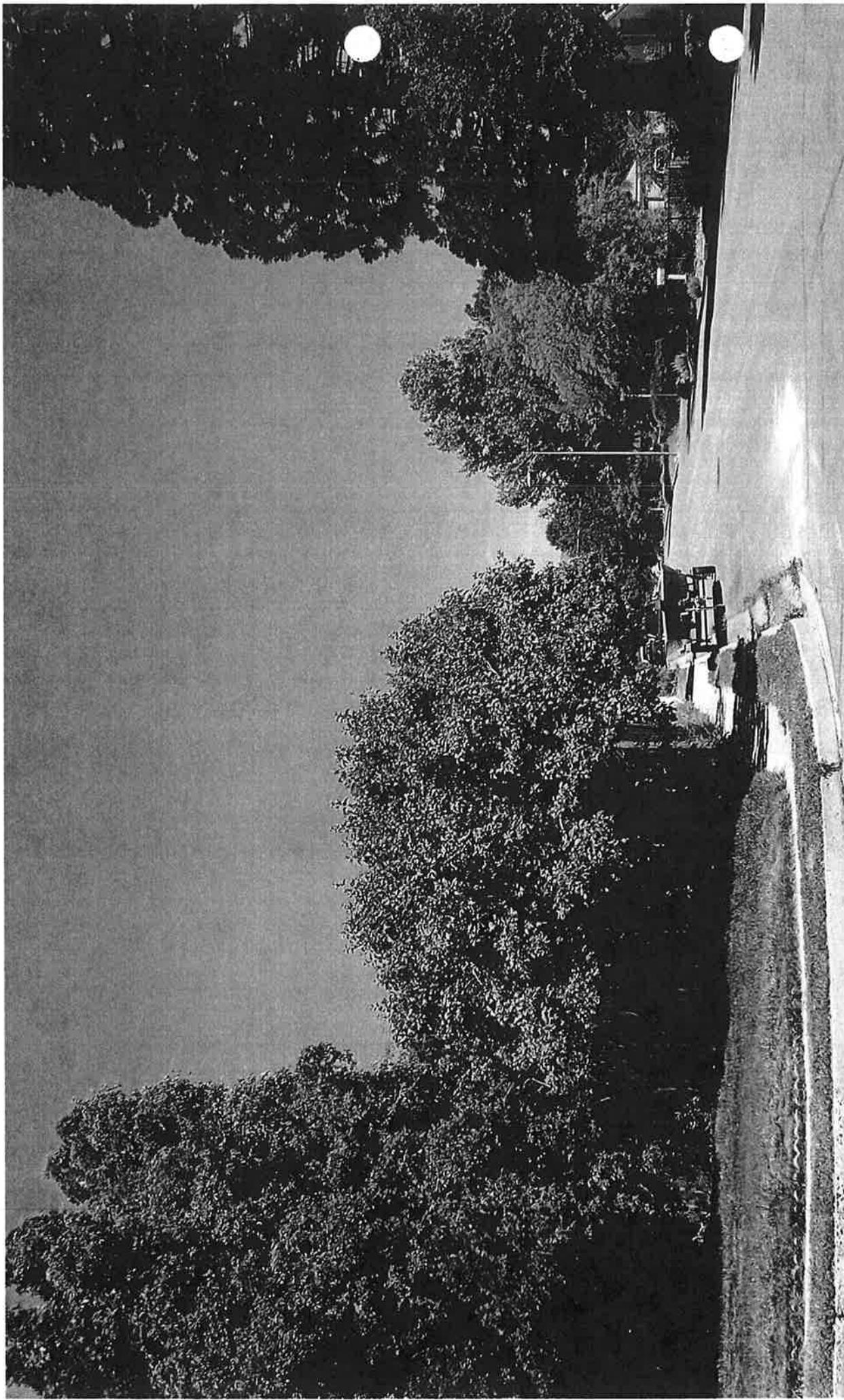


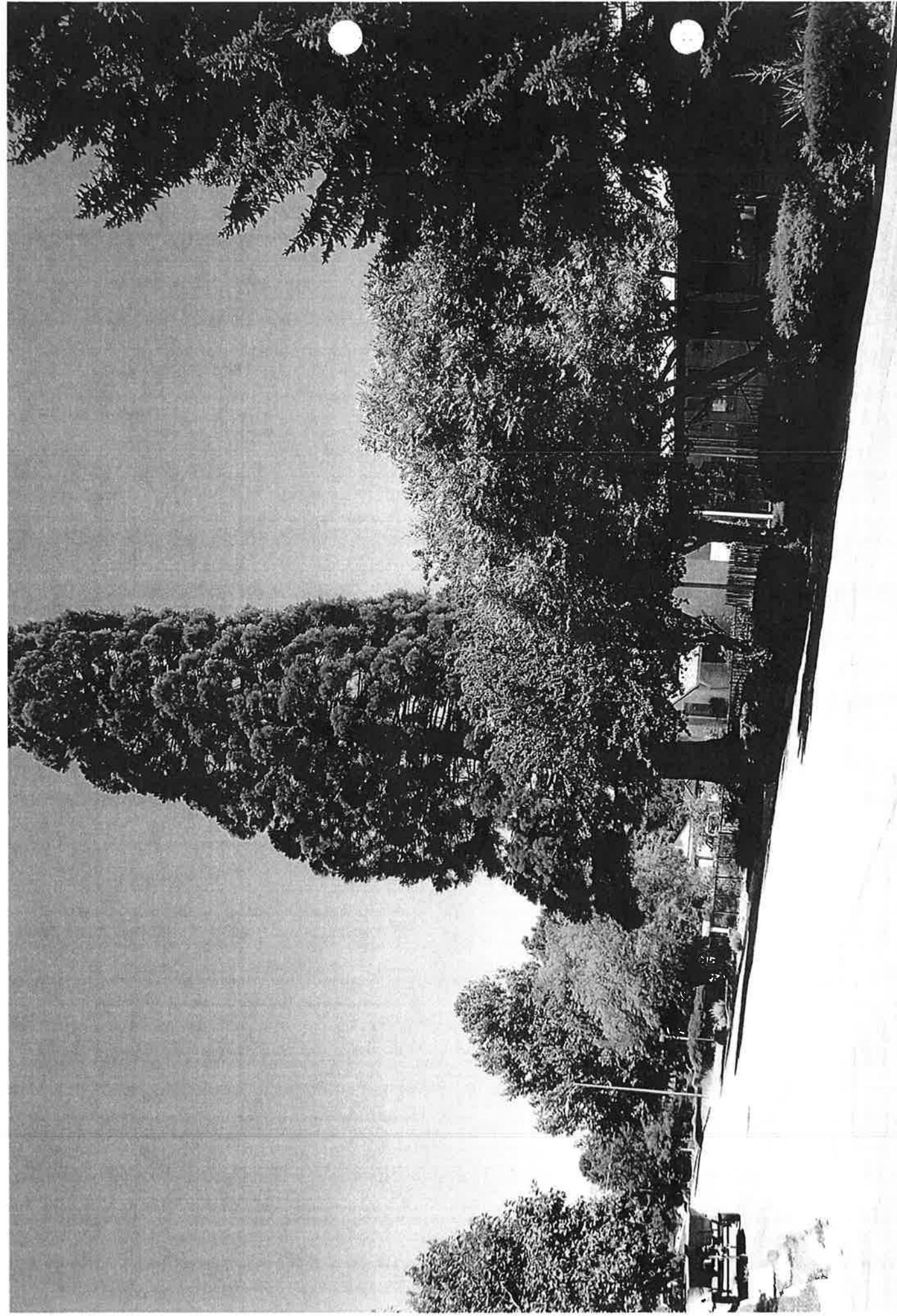


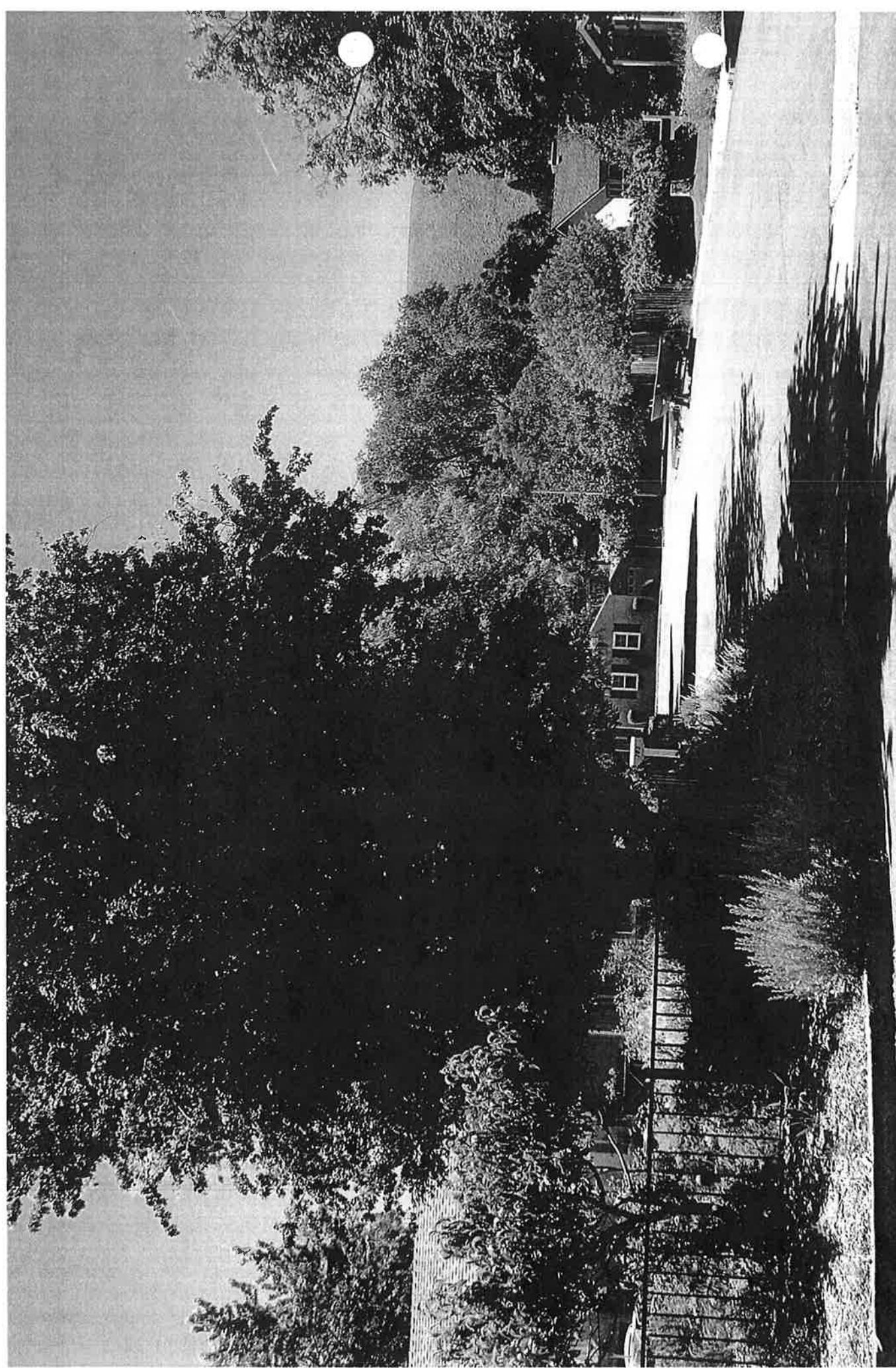


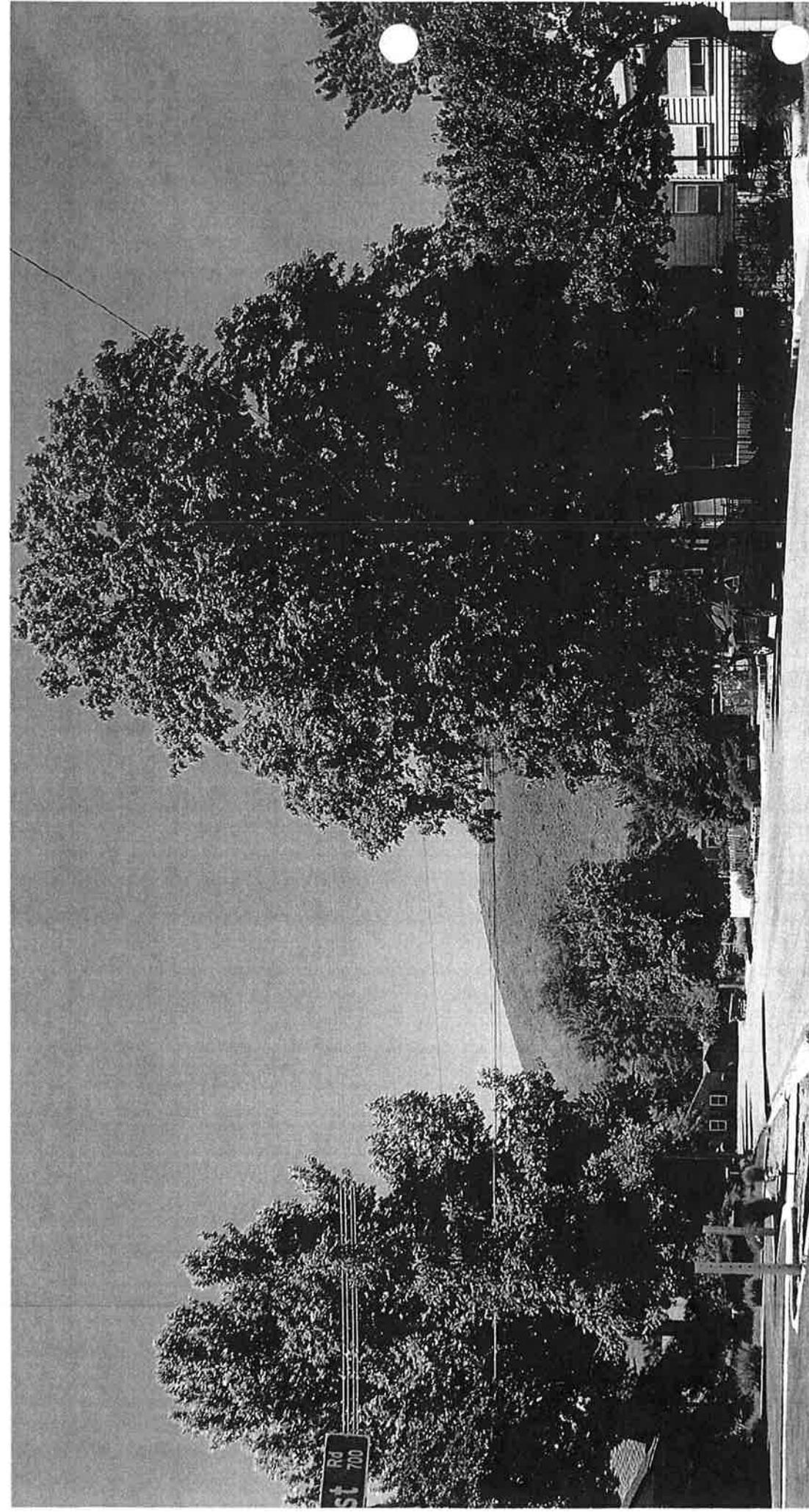




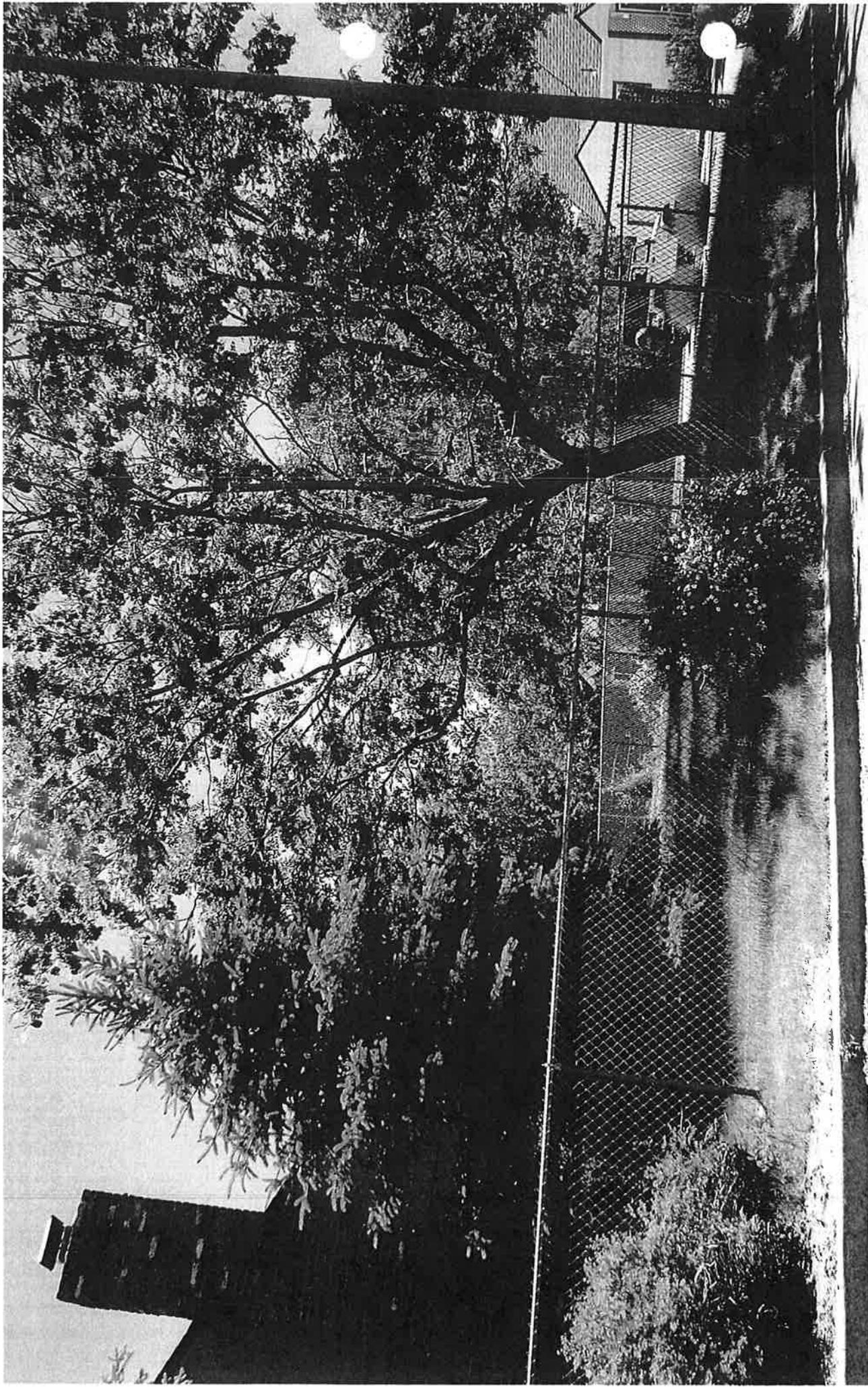


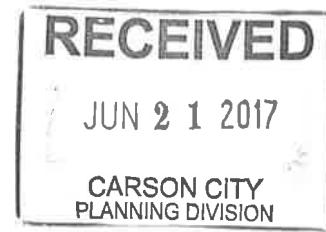












**Engineering Division
Planning Commission Report
File Number SUP 17-066**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: June 21, 2017 **MEETING DATE:** June 28, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit, from applicant Grant Gardner, to allow a 6 foot tall fence in the right-of-way, apn 003-056-13.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request, provided that the following conditions of approval are met.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following condition of approval:

- Per Carson City Municipal code 11.12.030, the fence must be at least 6 feet from the curbing if it is to remain in the right-of-way.
- Per Carson City Municipal code 11.12.030, if the fence is to remain in the right-of-way, it may not exceed 4 feet tall.
- If the fence is in the right-of-way an encroachment permit must be obtained.

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 existing infrastructure is sufficient to provide safe access if conditions are met.

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

The existing sewer, water, and storm drain infrastructure are not affected.

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 project meets engineering standards for health and 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 plans and reports provided were adequate for this analysis.

RECEIVED

JUN 08 2017

CARSON CITY
PLANNING DIVISION

June 8, 2017

SUP-17-066

Fire

No comment

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

June 13, 2017

Health

SUP-17-066

Health and Human Services

No concerns with the application as submitted.



06/14/2017

Major Project Review Committee

Re: # SUP – 17-066

Greetings,

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 17- 066 @ 610 Westview Ave. project:

1. ECA has no comments for this project.

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

Sincerely;

Mark Irwin
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

June 12, 2017



SUP-17-066

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit.

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

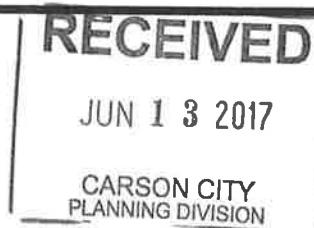
Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org

Rea Thompson

From: Sorraya Jehle <sorraya123@gmail.com>
Sent: Monday, June 12, 2017 9:14 PM
To: Planning Department
Subject: File #SUP-17-066



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

Dear Planning Commission,
re; Special Use Permit for 610 Westview Ave

We own the home down the street at 509 Westview.

We very much enjoy this neighborhood with the present unobstructed front lawns.

We oppose this request to build a six foot high fence of unspecified material.

Thank you for your time and consideration.

Sorraya & Bob Jehle

SUP-17-066

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JUN 15 2017

CARSON CITY
PLANNING DIVISION

June 15, 2017

To Whom It May Concern:

I live next door to Joan and Grant Gardner at 612 Westview Avenue and am writing this in response to the Special Use Permit for their fence. (File No. SUP-17-066)

It is an attractive fence, professionally done and serves to keep their dog (and 2 year old granddaughter) from getting out into the street. It serves a good purpose and is designed to fit beautifully into their front landscape. It is not sight-obscuring, as the top half of the fence is a single wire enclosure. I have no objections to the fence.



Terry Forde

612 Westview Avenue

Carson City, NV 89703

(775)230-2391

Planning@carson.org

Subject: SUP-17-066

SUP-17-066

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JUN 20 2017

CARSON CITY
PLANNING DIVISION

Dear Planning Commission,

Re: Special Use Permit File: SUP-17-066

As a neighbor of 610 Westview Avenue, I oppose the request for a six foot tall fence in the front setback. I don't think they submitted this application in good faith, because they already built the fence.

In regard to the 'Special Use Permit Application Findings'

- 1) **The six foot tall posts at the curb are noticeable.** I have not praised this fence. The lower part of the fence is attractive but it is in the wrong place. The homes in our neighborhood that do have fences all are at the property line NOT at the curb. None of the front yard fences in our neighborhood are six feet tall. I do not see homes behind six foot tall fences as a solution to the mule deer that also make Carson City their home.
- 2) **I am also concerned that the fence at the curb will be "detrimental to the use, peaceful enjoyment, and economic value" of the neighborhood** (as mentioned on page 5 of the Gardner Fence application). The fence at the curb will encourage vehicles with passengers to park in front of other residences and also affects the property value of homes in our neighborhood.

This past weekend, I took time to notice the homes I was driving by in Carson City. I did not see any other fences at the curb. And I only saw one other front fence over four feet tall and it was setback. A setback is consistent and welcoming.

Thank you for your time and consideration.

Joan H. Payne
Joan Payne
607 Hillcrest Road

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 18.02.080

RECEIVED
MAY 17 2017
CARSON CITY
PLANNING DIVISION

FILE # SUP - 17 - 066

APPLICANT

Grant Gardner 230-6558
MAILING ADDRESS, CITY, STATE, ZIP
610 WESTVIEW AVE C.C. NV
89703

PHONE #

EMAIL ADDRESS

PROPERTY OWNER

same

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s):

003-05-613

Street Address

610 WESTVIEW AVE

Project's Master Plan Designation

M.A.R.

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

5TH ST

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

6' deer fencing —

PROPERTY OWNER'S AFFIDAVIT

I, Grant Gardner, 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.

Grant Gardner

Signature

Address

Date

5/17/17

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA

COUNTY Carson City

On May 17, 2017, Grant Gardner, 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.

R. Ro
Notary Public



NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 14-13331-5
MY APPT. EXPIRES MARCH 14, 2018

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.

Special Use Permit Application Findings

1. This project, based on location, materials and structure, will further and be in keeping with the goals of the Master Plan Policy Checklist.

2. A. Residential only

B. A deer fence must be 6' high in order to deter mule deer from entering our property and ruining our landscaping. No other properties in our residential neighborhood have installed such a fence. Our fence is not obtrusive in any sense, and the three 3 wires in the top 3' of the fence are virtually unnoticeable.

C. Our fence is well-designed, constructed with quality materials, and has generated interest and praise from many neighbors.

D. There is no lighting in this project.

E. No change in existing landscape

F. Others having similar problems with the resident mule deer in our community and surrounding area may be interested in our fencing solution.

3. There is no impact on pedestrian or vehicular traffic.

4. Our fence does not over-burden existing public services and facilities.

5. Except for the height (6'), this fence meets all standards of the Carson City Municipal Code.

6. Our fence will not be detrimental to public health, safety, convenience and welfare.

7. Our fence will not result in material damage or prejudice to other properties in the neighborhood.

From: Joan Baker Gardner joanbgardner@sbcglobal.net
Subject: Fwd: Proposal at 610 Westview Ave
Date: May 9, 2017 at 3:46 PM
To:

16

TAHOE FENCE CO. INC. Est. 1975

www.tahoe fence.com

• May 8

CA LIC # 305982 (UNLIMITED) • NV LIC # 53722 (\$1,200.00)
36 BROWN DRIVE • MOUND HOUSE, NEVADA 89706
(775) 882-1083 • FAX (775) 882-5490
TOLL FREE 1-800-332-2822

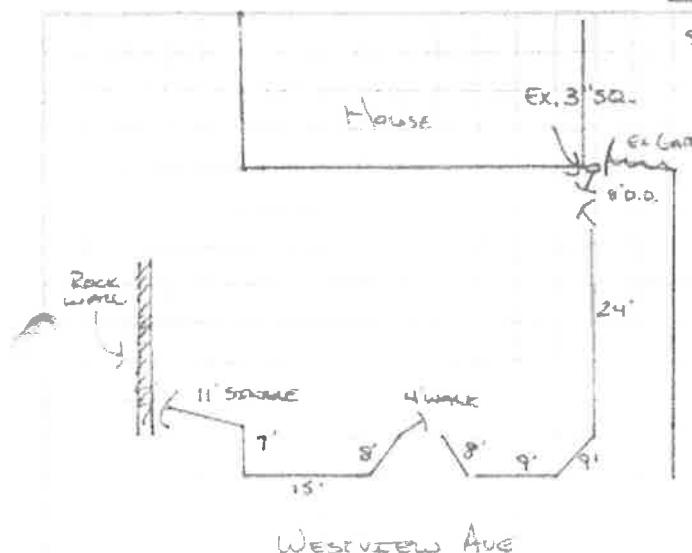
emailed 3-17-17

Submitted to Grant Gardner Phone No. 775-230-6558
For Property at 610 Westridge Ave Casson City, NV

WE PROPOSE TO:
INSTALL AT YOUR PROPERTY A FENCE OR
DO THE FOLLOWING DESCRIBED WORK
Mail to: joanbgardner@sbcglobal.net

Mail to:

joanbgardner@sbcglobal.net



86' OF 5' REAR ORNAMENTAL IRON BLACK

- 1-8' (W) DOUBLE SWING GATE
- 1-4' (W) SINGLE SWING GATE
- 1-11' (W) SINGLE SWING GATE (TO BE AUTOMATED)
SEPARATE PROPOSAL

3-5 STRANDS OF VINYL COATED TENSION WIRE AT INTERVALS TO KEEP DEER OUT

- DRAINED THROUGH POSTS, 6' (H)

2" 50 X 10' POSTS w/ CAP.

1" 50' RAILS, 9/8" 50' Pickets, 4" SPACE

POSTS ON 8' CENTERS OR LESS

POSTS SET IN CONCRETE

PANELS POWDERCOAT OVER RAW STEEL

PANELS ATTACHED w/ HANGING BRACELETS AND SELF TAPPING SCREWS.

CUTS AND WELDS PRIMED AND PAINTED.

To NOT DO it Double Gate - Depth 300

All Posts set in Doer
* Avoco Paners *

PERMIT NOT INCLUDED UNLESS OTHERWISE INDICATED

TAKEFENCE FENCE CO., INC. PROPOSES to furnish and install fencing for materials only in accordance with the terms and conditions set forth. The fence line and grade are to be located by the property owner.

10 of 10 pages | DOI: 10.1007/s00335-019-01022-1 | An Impact of Climate Change on

3 DOWN & BALANCE UPON COMPLETION

AGREED PRICE INSTALLED

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12345678910

PLEASE READ CAREFULLY AND
RETURN SIGNED COPY IF ACCEPTED

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: Gardner Residence

Reviewed By: Hope Sullivan

Date of Review: 5/17/17

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

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

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 Planning Commission, 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.

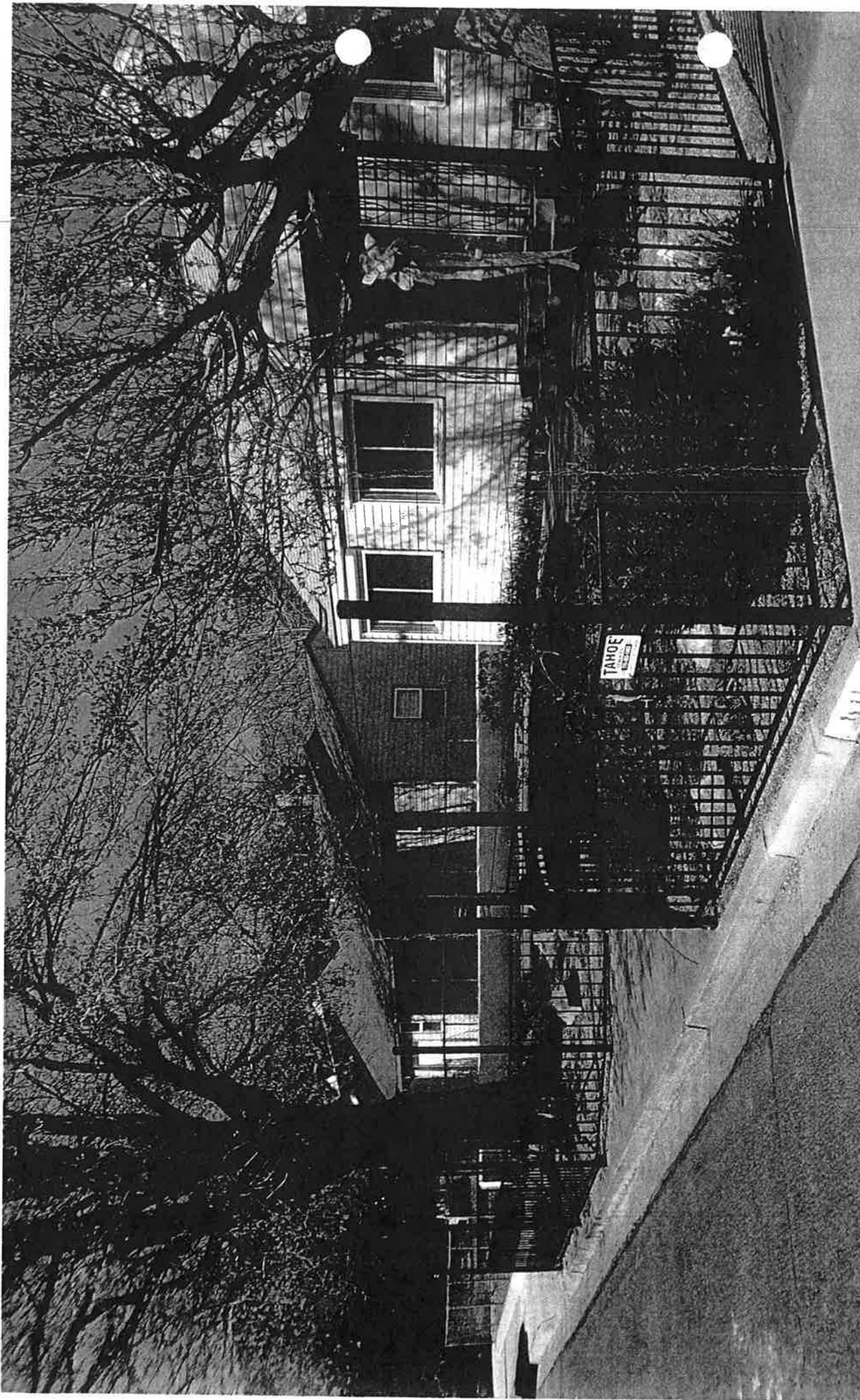
ACKNOWLEDGMENT OF APPLICANT

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 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.

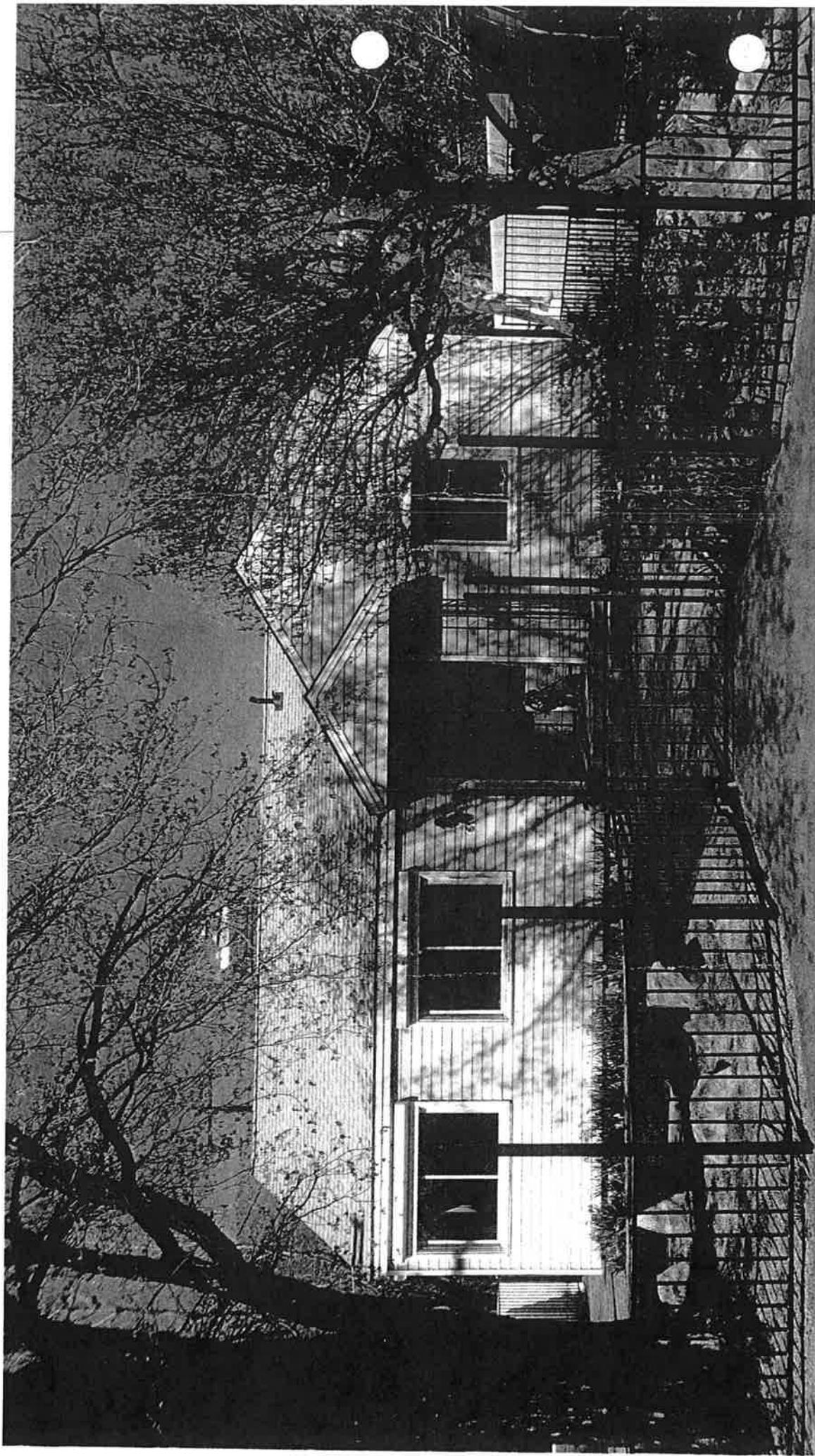
Grant Gardner
Applicant's Signature

Grant Gardner
Print Name

5/17/17
Date



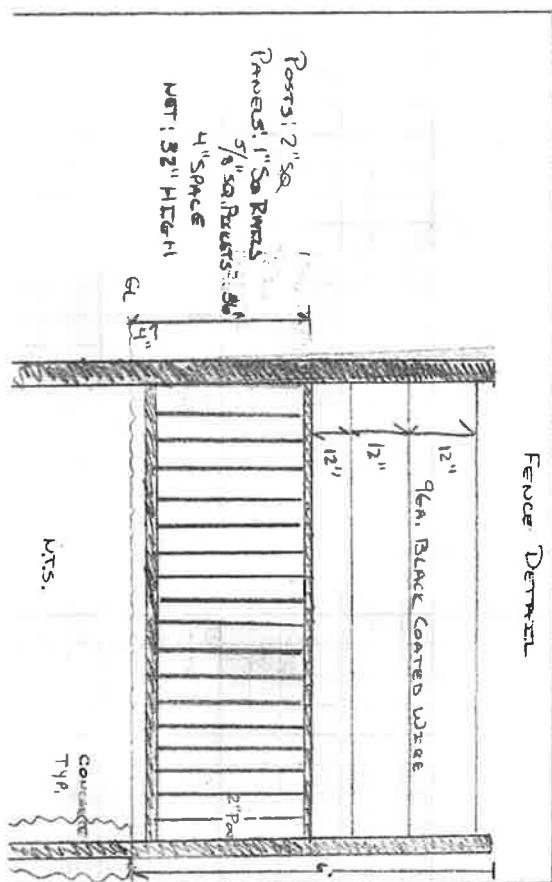
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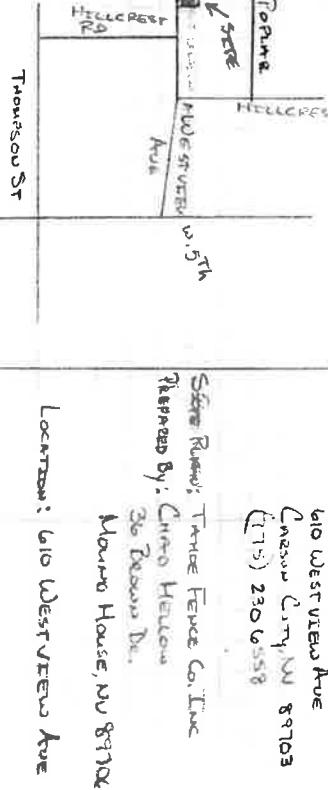
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WESTVIEW AVE

SCALE
1'-18'

LOCATION SKETCH



OWNER: Grazier Grazier

610 WESTVIEW AVE

CLARKSON CITY, NY 14735

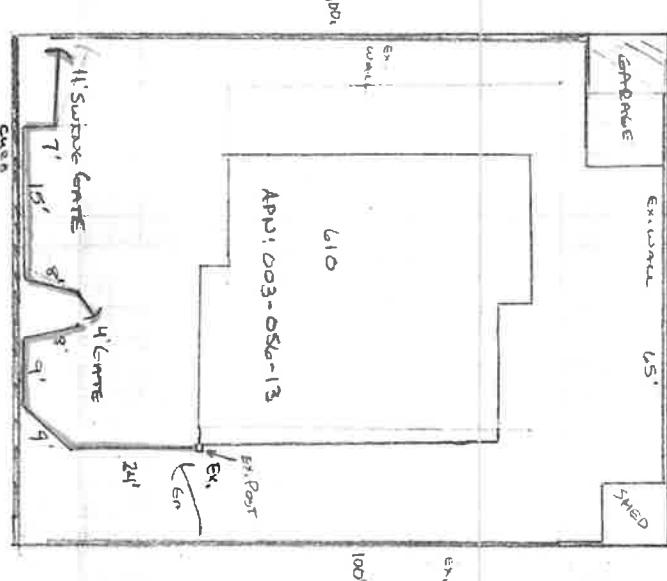
(716) 230-6558

STATE: NY
PERMIT: 003-056-13
PREPARED BY: CHAD HOLLOWAY
36 BEAVER DR.
MOUNTAIN HOUSE, NY 14762

LOCATION: 610 WESTVIEW AVE

APN: 003-056-13

REQUEST: SPECIAL USE PERMIT
FOR MONKEYED 3' FENCE
TO KEEP DEER OUT



NEW FENCE