

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF SEPTEMBER 27, 2017

AGENDA ITEM: D-1

FILE NO: ADM-17-104

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Administrative Permit to allow detached accessory structures of 50-75% of the size of the primary structure, on a property split-zoned Single Family 1 Acre (SF1A) and Single Family 6,000 (SF6).

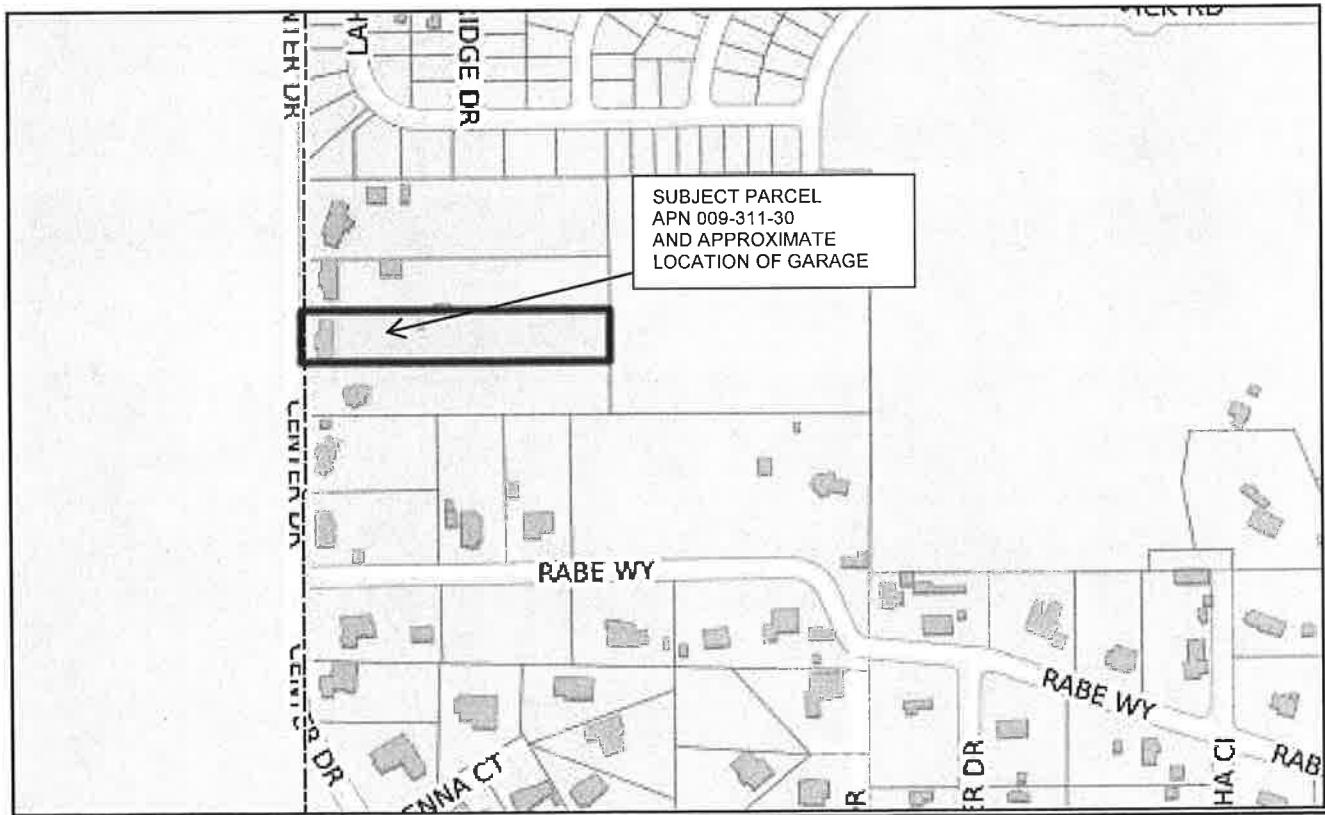
OWNER: Ricky and Alisha R. Roberts

APPLICANT: Ricky Roberts

LOCATION: 7171 Center Drive

APN: 009-311-30

RECOMMENDED MOTION: I move to approve ADM-17-104 a request from owners/applicants Ricky and Alisha R. Roberts to allow detached accessory structures of 50-75% of the size of the primary structure on property split-zoned Single Family 1 Acre and Single Family 6,000, located at 7171 Center Drive, APN 009-311-30 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 20 feet, measured to the highest point of the ridge.
9. The building shall not exceed 1,225 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 is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 International Fire Code (IFC), International Wildland Urban Interface Code (IWUIC), and Northern Nevada Fire Code Amendments.
12. Project must comply with Class 1 ignition resistant construction materials in the 2012 IWUIC.
13. Project must be within 1,000 feet of an approved water source i.e. fire hydrant or water tank, or provide fire sprinklers.
14. Any construction and improvements must meet the requirements of Carson City Standard

Details, Development Standards, Municipal Code, and State Codes.

15. Drainage must be directed to established swales.
16. Provisions must be made for the perpetuation of the irrigation channel shown as an irrigation easement on map 1295.
17. Driveways must be paved per CCDS 12.12.2.
18. Construction must not impede or negatively impact locations of the septic system and leach lines on site.

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

19. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
20. 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.
21. No water or sewer connections are proposed or allowed within this building without additional review through a building permit.
22. 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 meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.075.2 (Single Family 6,000, 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: Split-zoned Single Family 1 Acre (SF1A) and Single Family 6,000 (SF6)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre and Single Family 6,000/Single Family Residence
EAST: Single Family 6,000 Specific Planned Area- Schulz Ranch/Vacant
SOUTH: Single Family 1 Acre and Single Family 6,000/Single Family Residence
WEST: Douglas County/Vacant

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X, areas of minimal flooding
2. EARTHQUAKE FAULT: Unknown, beyond 500 feet
3. SLOPE/DRAINAGE: Property slopes from the west to the east

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.01 acres/87,556 square feet
2. PROPOSED STRUCTURE SIZE: 1,225 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 20 feet at the highest point of the ridge with 5/12 roof height construction
4. PARKING: Adding two parking spaces in the new structure, one recreation vehicle space and one standard vehicle space
5. SETBACKS: Required/Proposed in feet: Front (west) 30/126, Left (north) Side 15/45, Right (south) Side 15/25, Rear (east) 30/370, and Height 32/20 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.

The applicant is proposing a 1,225 square foot accessory structure that will be a garage for storing and protecting a recreational vehicle as well as vehicles and items owned by the residents of the property. There are currently two, 8x10 feet sheds and one, 11x14 feet storage shed on the site. This proposal is to add a new detached garage building of 1,225 square feet, and to increase the total square footage in detached accessory structures to 1,539 square feet or 73% of the size of the primary residential structure of 2,112 square feet. The requested use of a garage is a permitted accessory use within both the Single Family 1 Acre and the Single Family 6,000 zoning districts. This is a split-zoned parcel, with half the parcel in each designation. The area of SF1A is on the west and SF6 is on the east. 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 new building is shown with a front (west) elevation for the garage and man doors. Windows are shown on the remaining three elevations. Access to the new building will continue to be from the west on Center Drive, then driving along either side of the primary residence to access the front of the garage which will be placed at the center of the property.

This site is adjacent on all sides to identically zoned land and residential uses on the north and south. The properties to the west and east of this site are vacant. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This property is larger than is common in this zoning district, as it is more than two acres in size, in a one acre zoning district. It is common on parcels which are at least one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Sidewalks, curbs and gutters are not common in a rural area 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, recreational vehicle parking, vehicle parking and shop uses within the new garage/shop building, and will be moving materials currently stored on the site into covered and secure storage. This will reduce potential clutter 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 well and septic systems. No new connections for water or septic are proposed in the new structure and therefore, no review of leach lines or septic service is required for this improvement.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 726 feet of the subject site on September 8, 2017. As of the writing of this report, no comments in favor or opposition to this proposal have 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 September 27, 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 September 8, 2017 are included or attached to this report.

Engineering Department:

1. Any construction and improvements must meet the requirements of Carson City Standard Details, Development Standards, Municipal Code, and State Codes.
2. Drainage must be directed to established swales.
3. Provisions must be made for the perpetuation of the irrigation channel shown as an irrigation easement on map 1295.
4. Driveways must be paved per CCDS 12.12.2.

Fire Department:

1. Project is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 International Fire Code (IFC, IWUIC, and Northern Nevada Fire Code Amendments).
2. Project must comply with Class 1 ignition resistant construction materials in the 2012 IWUIC.
3. Project must be within 1,000 feet of an approved water source i.e. fire hydrant or water tank, or provide fire sprinklers.

Parks, Recreation and Open Space: The following information is provided to the applicant, but no conditions were received:

1. The Unified Pathways Master Plan identifies Center Drive as a "Shared Street" bike facility.
2. The Schulz Ranch Subdivision development will be constructing a neighborhood park in 2018. It will be for use by the general public and local residents.

Transportation: No concerns

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 and recreational vehicle storage will be built of the same exterior design as the existing primary structure and garage. The colors for the exterior and roof will match the existing primary structure and be reviewed during the building permit process. The applicant states the garage building will be used to store vehicles and items owned by the residents of the property. The

proposed location of the garage will be at the central portion of the lot on the portion of the parcel which is zoned Single Family 1 Acre. 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. Large garages and other detached accessory structures are common in Single Family 1 Acre zoning in the surrounding vicinity in areas where the properties have been developed.

- 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 and materials 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 of 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.

- 3. 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. This is a rural location of large properties where there are no sidewalk, curb or gutter improvements.

- 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. 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 septic system and leach lines on the site will not be impacted by the proposed location of the garage. If additional water or bathroom services are requested in the future on this site, review of the septic and leach lines will again be required to verify these systems are adequate to provide for the additional facilities. The addition of a large garage on this large 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.**

This is a split-zoned parcel. Both zoning districts are reviewed below:

The purpose of the Single Family 1 Acre zoning district is to provide for the development of low-density, large lot, single family detached residential units. This district is consistent with the policies of the Suburban Residential category of the Master Plan.

The purpose of the Single Family 6,000 zoning district is to provide for the development of single family detached dwellings in a suburban setting. The district is consistent with the policies of the Low Density 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 as well as the other detached accessory structures currently on site. The addition of this building to the site will create a ratio of accessory buildings to primary building of 73%. The primary residence is a single story of 2,112 square feet. The placement of the proposed garage building in the central area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district rather than the Single Family 6,000 zoning district, as the garage is proposed to be placed on the western portion of the lot..

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 Single Family 1 Acre and Single Family 6,000 zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval if the cumulative 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 1,539 square feet or 73% 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 area of review is the size of the detached accessory structures compared to the size of the parcel. If the resulting percentage is more than five an additional review is required. This calculation would only be .176%, indicating that the detached accessory structures are not oversized in relation to the size of the parcel. The site is served by a private septic system with leach lines. The system will not be impacted by the proposed location of the garage.

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. This review is based on the site of the primary structure compared to the detached accessory structures. If the new structure were attached to the primary structure, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. A smaller house on a larger parcel, with additional detached accessory structures on site is the reason for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage units, barns, carports, and so forth. If these accessory structures were to exceed 50% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

- Engineering Comments
- Fire Comments
- Parks Comments
- Transportation comments
- Site Photos
- Application (ADM-17-104)

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-17-104



TO: Hope Sullivan, - Planning Department
FROM: Stephen Pottéy P.E., - Development Engineering
DATE: August 14, 2017 **MEETING DATE:** August 30, 2017

SUBJECT TITLE:

Request to allow a detached accessory structure where cumulative square footage will be 73% of the size of the primary structure at 7171 Center Dr, apn 009-311-30.

RECOMMENDATION:

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

1. Any construction and improvements must meet the requirements of Carson City Standard Details, Development Standards, Municipal Code, and State Codes.
2. Drainage must be directed to established swales.
3. Provisions must be made for the perpetuation of the irrigation channel shown as an irrigation easement on map 1295.
4. Driveways must be paved per CCDS 12.12.2.

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 proposed project should not impact traffic or pedestrian uses.

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

The proposed project should have no impact on sewer and water services. Drainage should flow in the manner it does today, and the erosion from vehicle track-out will be mitigated by paving driveways.

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 drive-thru orientation will have no impact on public 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 plan provided is adequate for this analysis.

Kathe Green

From: Jennifer Williamson
Sent: Monday, August 21, 2017 2:48 PM
To: Kathe Green
Cc: Hope Sullivan
Subject: RE: ADM-17-104

Kathe,

I did some research regarding underground water tanks in the area of the above application. As far as I can tell, there is no approved water source within 1000' of this site. Therefore, the applicants would need to provide a sprinkler system for their dwelling as well as meet all other requirements Dave put in his comments.

Jenny

From: Kathe Green
Sent: Friday, August 18, 2017 5:03 PM
To: Jennifer Williamson
Subject: ADM-17-104

Jennifer, it is feasible for them to build at this site? How far is it to a hydrant or water source? Do they actually need sprinklers? I need more detail. Can you provide it? The meeting is the 30th, so I need help now, before Dave gets back. Thanks in advance,

Kathe Green, Assistant Planner
Carson City Planning Division
108 E Proctor St
Carson City, NV 89701
(775) 283 7071
KGreen@carson.org

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CARSON CITY
PLANNING DIVISION

August 9, 2017

ADM-17-104

Fire

ADM 17-104:

1. Project is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 IFC, 2012 IWUIC, and northern Nevada fire code amendments.
2. Project must comply with Class 1 ignition resistant construction materials in the 2012 IWUIC
3. Project must be within 1000' of an approved water source i.e. fire hydrant or water tank, or provide fire sprinklers.

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

Google Maps 7051 Center Dr

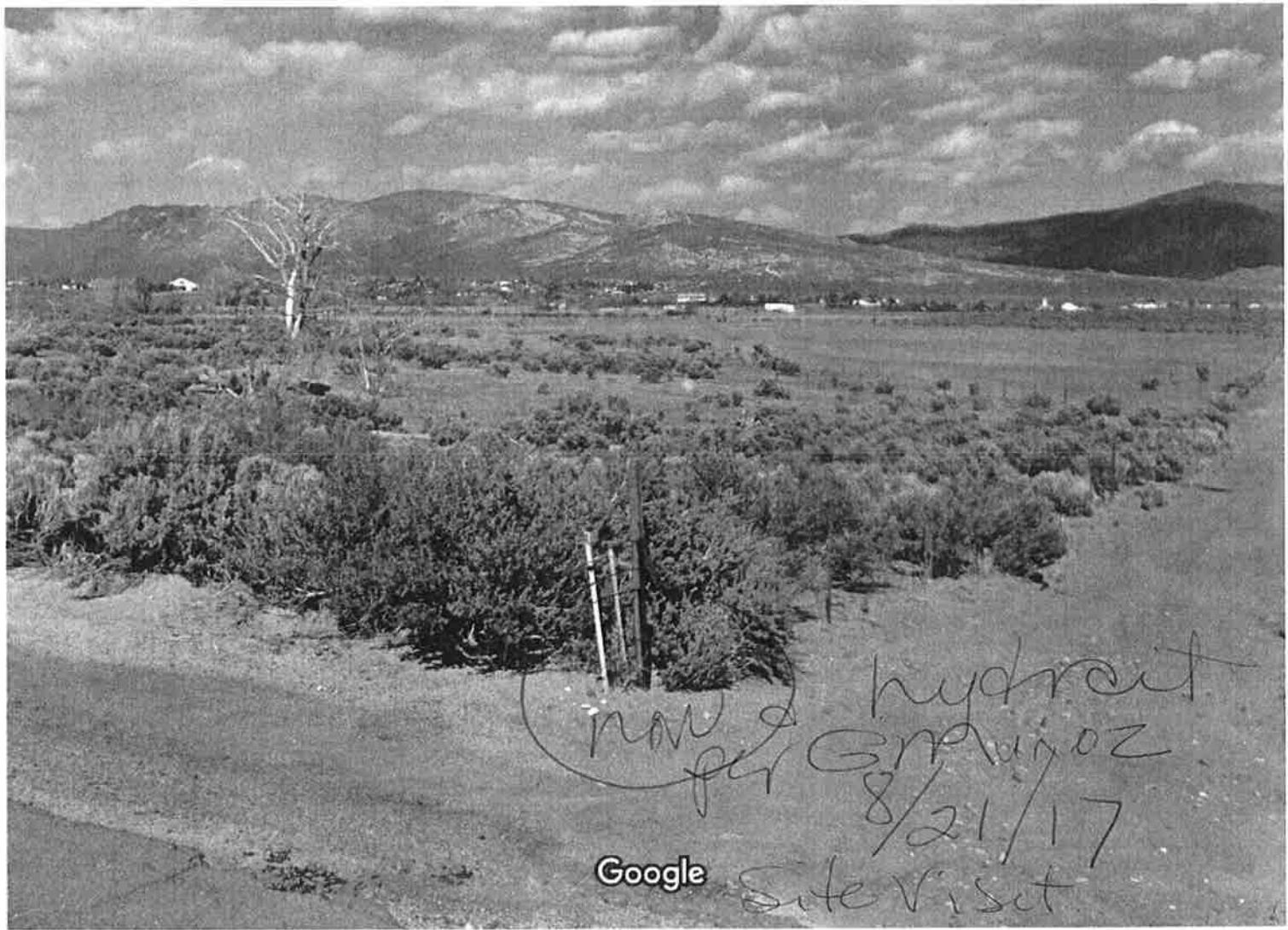


Image capture: Apr 2015 © 2017 Google United States

Carson City, Nevada

Street View - Apr 2015



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CARSON CITY
PLANNING DIVISION

August 11, 2017

ADM-17-104

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced ADM. However, we would like to inform the applicant of the following:

- The Unified Pathways Master Plan identifies Center Drive as a "Shared Street" bike facility.
- The Schulz Ranch Subdivision development will be constructing a neighborhood park in 2018. It will be for use by the general public and local residents.

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

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CARSON CITY
PLANNING DIVISION

August 1, 2017

ADM-17-104

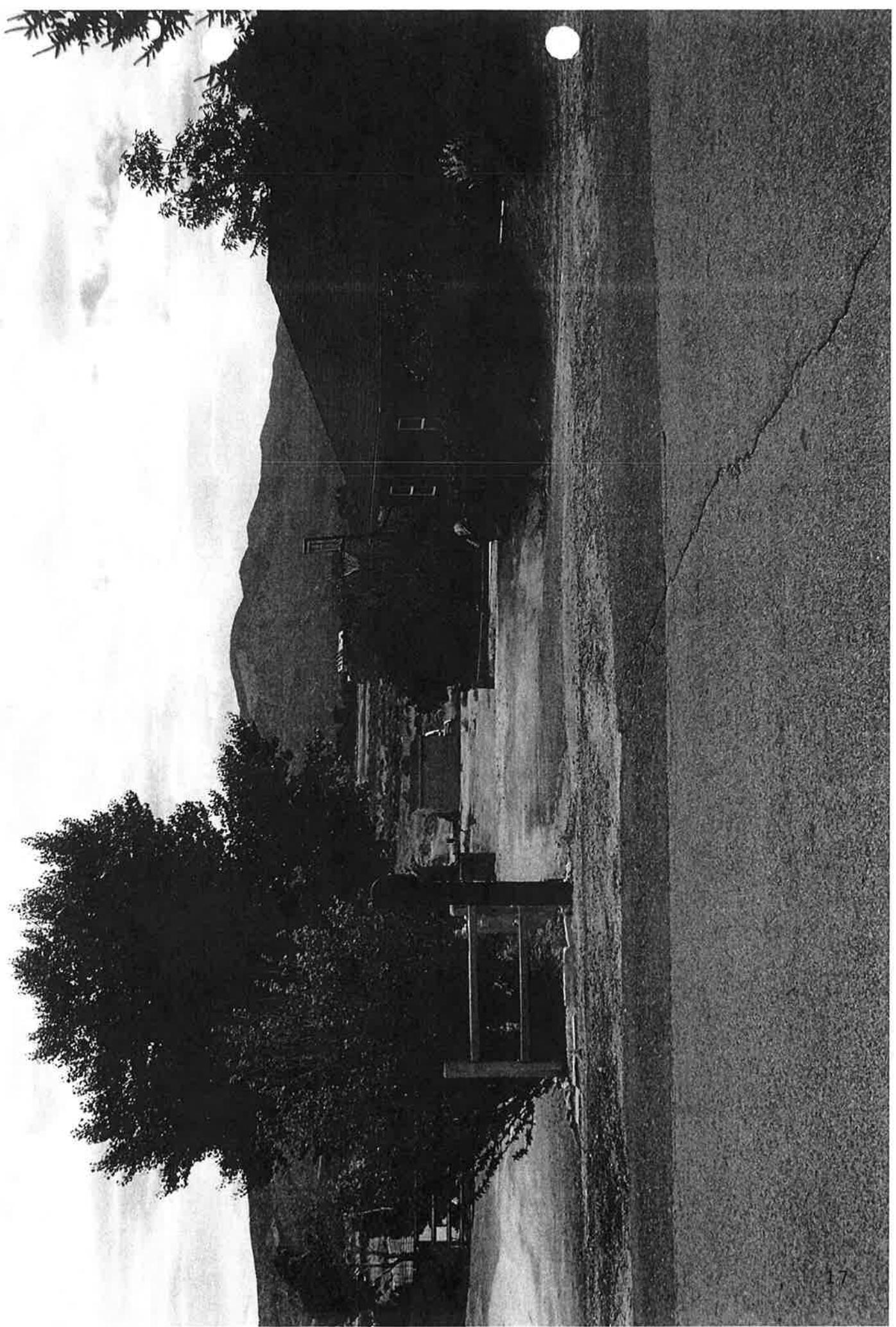
Transportation

Transportation does not have any comments for this application.

Thanks for your attention.

Dirk Goering, AICP
Senior Transportation Planner
Carson City Public Works Department/
Carson Area Metropolitan Planning Organization
3505 Butti Way
Carson City, NV 89701
Ph: 775-283-7431
Fx: 775-887-2112







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

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JUL 14 2017

**ADMINISTRATIVE
PERMIT**

CARSON CITY
PLANNING DIVISION

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:

Kathy Green

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.

APPLICANT	PHONE #
Ricky Roberts	(775) 230-9736
MAILING ADDRESS, CITY, STATE, ZIP	7171 Center Dr. CC NV 89701
EMAIL ADDRESS	
PROPERTY OWNER	PHONE #
Ricky + Alisha Roberts	(775) 230-1541
MAILING ADDRESS, CITY, STATE, ZIP	7171 Center Dr. CC NV 89701
EMAIL ADDRESS	Ricky Roberts 74@Yahoo.com
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Ricky Roberts	(775) 230-9736
MAILING ADDRESS, CITY, STATE, ZIP	71
EMAIL ADDRESS	

Project's Assessor Parcel Number(s): 009-311-30	Street Address 7171 Center Dr	
Project's Current Master Plan Designation MDR	Project's Current Zoning SFIA /SF6	Nearest Major Cross Street(s) TOPSY

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

Detached Single Story Garage 35x35 = 1225 sf
primary structure 2,112 SF above 50 -75% max 1,584
add to 2x 8x10' shed + 1 11x14' storage SF
PROPERTY OWNER'S AFFIDAVIT = 1539 total - 2nd floor storage less
than 7ft height

I, 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.

Ricky Roberts
Signature

Address

7171 Center Dr.

7-14-17

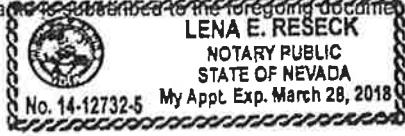
Date

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

STATE OF NEVADA
COUNTY

On July 14, 2017, Ricky Roberts, 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.

LENA E. RESECK
Notary Public



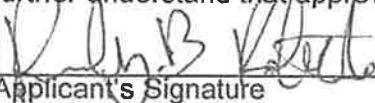
*NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

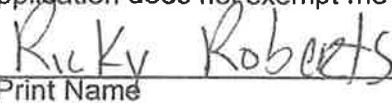
If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

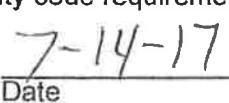
Please type and sign the statement on the following page at the end of your findings response.

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


Print Name


Date

7171 CENTER DRIVE
CARSON CITY, NV 89701

MASTER PLAN POLICY CHECKLIST

Question 1:

Detached single story garage, dimensions to be 35x35 = 1225 sf. Foundation to be monolithic slab on grade. Framing to be 2X6 D/F with engineered trusses 5/12 pitch. Siding and trim to be L/P Smart siding with L/P trim. Roofing 30 year composition to match house.

Question 2:

- A. Adjoining properties are 2 acre rural parcels.
- B. Other local properties on Center Drive also have detached garages.
- C. My project will not disturb the peacefulness of the neighborhood.
- D. Outdoor coach lights installed for garage door entry and a single light for the man door. 100 Watt Max.
- E. No additional landscape.
- F. Adds value to the neighborhood.

Question 3:

There will be no effect on vehicular or pedestrian traffic.

Question 4:

- A. N/A
- B. N/A
- C. No water supply.
- D. No impact on land or drainage.
- E. N/A
- F. N/A
- G. Structural Engineer.

Question 5:

My project will be built per building codes and set back.

Question 6:

My project has no detrimental impact to the public health, safety or welfare to the residents of Carson City.

Question 7:

I foresee no material damage or prejudice to other properties in the vicinity.

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: Ricky Roberts

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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



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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



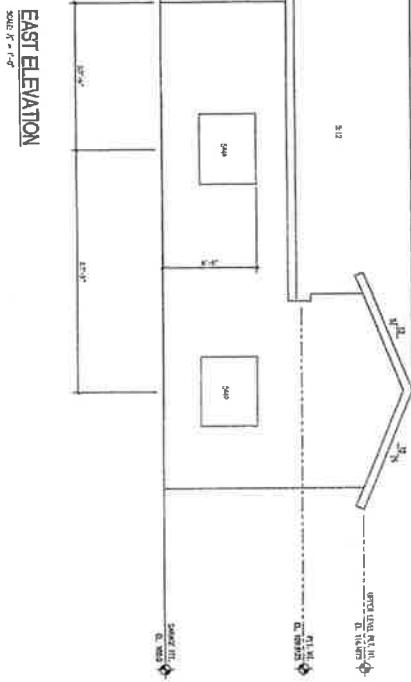
The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

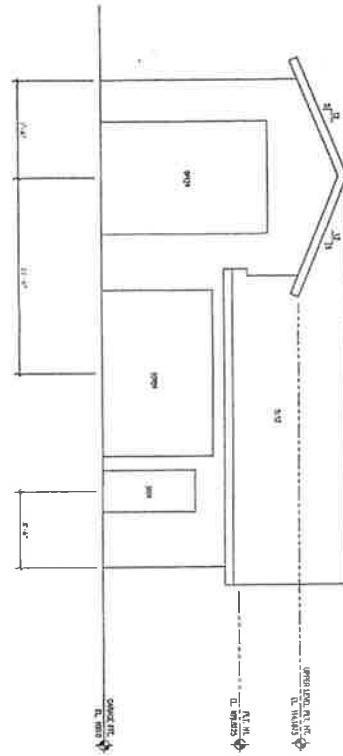
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION



GARAGE AND STORAGE BUILDING

7171 CENTER DRIVE
CARSON CITY, NEVADA

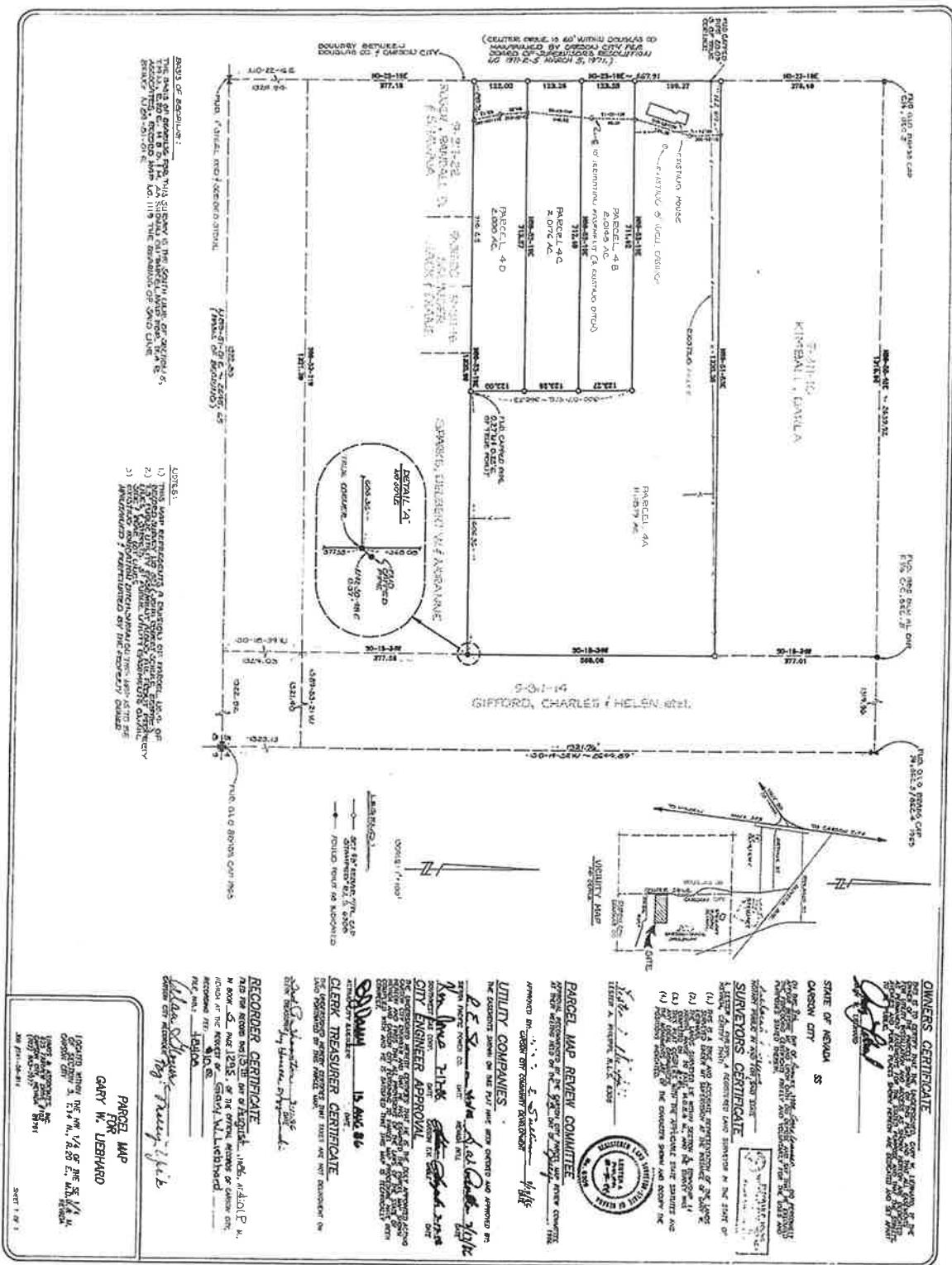
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A1-A1
SHEET
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PARCEL MAP

Casey Liebman
NW 1/8 SE 1/8 Sec. 5
T 14 N R 30 E. 10 D.

1295



BOULVARD BETWEEN 2
BOULVARD CO. & CAMBOD CITY

(CENTER, CIRCLE 10-60' WITHIN DOUGLAS CO
MANAGED BY OREGON CITY AREA
BOARD OF SUPERVISORS RESOLUTION
NO. 1971-R-5, MARCH 3, 1971.)

BUYS OF BOSTON:—
THE BOSTON BRASSIE FOR THIS SUNDAY IS PUBLISHED
THAT, E. H. CO., INC. AN SHOULD OWN
ASSOCIATED PRESS, NEW YORK. 1119 THE BRASSIE
BUYS OF BOSTON.

THE LADY'S EDITION OF THE SOUTHERN CONSTITUTION, OR
ASSOCIATED READING, WITH A. H. THE DAWNING OF JUDGMENT.

RECURSER LER/11/14

August 1, 1863, at 10 A.M. W.

1940 FOR MARY
W. LEBHAN

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