

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 29, 2017**

**FILE NO:** SUP-17-164

**AGENDA ITEM:** E-1

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow detached accessory structures that exceed 75% of the size of the primary structure and 5% of the parcel size, on property zoned Single Family 1 Acre (SF1A).

**APPLICANT:** David Stoops

**AGENT/REPRESENTATIVE:** J. P. Smith

**OWNER:** Susan D. Stoops and David Stoops

**LOCATION:** 4444 Center Drive

**APN:** 009-174-03

**RECOMMENDED MOTION:** "I move to approve SUP-17-164, a Special Use Permit request to allow detached accessory structures that exceed 75% of the size of the primary structure and exceed 5% of the parcel size, on property zoned Single Family 1 Acre, located at 4444 Center Drive, APN 009-174-03 based on findings and conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**The following are required with submission of the Building Permit:**

6. The applicant shall submit a signed copy of the Notice of Decision and conditions of approval with the building permit application.
7. The size of the structure is limited to 2,000 square feet.
8. The structure is limited to an overall height of 18 feet.

**The following are required throughout the use of the building:**

9. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
10. 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.
11. No water or sewer connections are proposed or allowed within this building without additional building permit review and approval.
12. The accessory building is not approved for use as a 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.
13. No additional detached accessory structures are allowed on the site without additional review and approval, which will require prior approval of a Special Use Permit.

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

**MASTER PLAN DESIGNATION:** Low Density Residential (LDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Would the proposed review to allow detached accessory structures which exceeds 75% of the size of the primary structure and 5% of the parcel size have an adverse impact on the adjacent residential neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single Family 1 Acre (SF1A)/Residential  
SOUTH: Single Family 1 Acre (SF1A)/Residential  
EAST: Single Family 1 Acre (SF1A)/Residential  
WEST: Single Family 1 Acre (SF1A)/Residential

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: X, areas of minimal flooding
2. SLOPE/DRAINAGE: The site is flat
3. SOILS: 61 Surprise gravelly sandy loam

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: .93 acre/40,511 square feet
2. PROPOSED STRUCTURE SIZE: 2,000 square feet (50 feet by 40 feet)
3. PROPOSED STRUCTURE HEIGHT: 18 feet overall
4. SETBACKS REQUIRED/PROPOSED: Front (west) 30/220.73 feet, Side (north) 15/69.63, Side (south) 15/15, Rear 30/40, Height 32/18 overall
5. VARIANCES REQUESTED: None

**ADDITIONAL REVIEWS:**

None

**DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use. Pursuant to CCMC 18.05.055, however, accessory structures which exceed more than 75% of the size of the primary structure and more than 5% of the size of the parcel require approval of a Special Use Permit.

The applicant is proposing placement of a new 2,000 square foot pre-fabricated metal building for storage of the owner's recreational vehicle, boat, and an extensive collection of under restoration antique trucks which are currently stored outside, which belonged to the applicant's father. The structure is proposed at 50 feet by 40 feet, with an overall height varying from 14 feet at the eaves to no more than 18 feet at the peak. The structure is proposed in the western portion of the site at a point approximately 40 feet from the western property line, 15 feet from the southern property line and 69.63 feet from the northern property line. It is proposed at the rear of the property, to the rear of the existing primary residence and west of another detached accessory structure, which will also remain on the site. The building is proposed with one 12-foot high by 10-foot wide roll up door on

the north elevation, which will provide access to the interior of the building, along with a man door proposed west of the roll up door, also on the north wall. Access is proposed from Roventini Way to the new building by way of an existing driveway on the site. No windows or skylights are proposed. The structure would be painted beige to be compatible with the neighboring properties. There is an existing six foot tall wooden fence surrounding the property on the north and west, which partially obscures the view of the interior of the site. It was noted on a visit to the site that sections of the fence on the west were down. It appears they may have been blown down by recent winds.

The primary structure and attached garage are 1,992 square feet. There is currently on the site one other detached accessory structure, an 800 square feet garage, which will also remain on-site. The total proposed square footage in detached accessory structures is 2,000 for the new building and 800 square feet for the existing building, a total of 2,800 square feet. The percentage comparison of the size of the primary structure to the detached accessory structures would be 198%. Detached accessory structures exceeding 75% of the size of the primary structure require review and approval of a Special Use Permit.

An additional review required for accessory structures is land coverage. If the accessory structures will exceed 5% of the land area, an additional review is required in conjunction with the Special Use Permit. The size of the parcel is 40,511 square feet. The proposed accessory structures would total 2,800 square feet. The proposed land coverage in detached accessory structures would be 6.9%.

This accessory structure is proposed to be located on the southwestern portion of the lot, adjacent to other rear yards. The driveway access to the new structure is proposed from the north, utilizing an existing driveway area, while access to the primary structure would remain on the east. No plumbing fixtures are proposed in the accessory structure. The property is on City water and sewer, but no expansion of these City utilities is anticipated with this use. If plumbing is proposed inside the building in the future, approval of a building permit will be required.

It is noted on the attached aerial view of the site that a large number of vehicles and other materials are stored at the site. The applicant states the purpose of this application is to store these vehicles inside the proposed garage and thereby avoid deterioration caused by the elements.

**PUBLIC COMMENTS:** Public notices were mailed on November 9, 2017 to 30 adjacent property owners within 425 feet of the subject site. At the writing of this report seven comments were received with the application from owners who do not object to the request and three letters from owners who object to the request. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 29, 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 November 14, 2017 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Engineering:** No concerns or comments.

**Parks and Recreation:** 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

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

Goal 1.1a- Balanced Land Use Plan

Goal 6.2 Promote Compatible Infill and Redevelopment

One new large detached accessory structure is proposed with this application. An existing accessory building is also presently on the site. *Large garages and outbuildings are common in the larger zoning districts. The proposed garage will be visible from East Roventini Way on the north, as well as the back yards of adjacent parcels, over fences of the subject and surrounding properties. The applicant is proposing to place a large portion of the existing vehicles and materials currently on the site inside the new building, thereby improving the appearance of the area and utilizing the land more efficiently, while preserving the value of vintage vehicles presently stored in the open on the site.*

**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 applicant is proposing construction of a new 2,000 square foot detached accessory structure. The purpose of the building would be for storage of the owner's collection of vehicles, including a recreational vehicle, boat and antique trucks in various stages of restoration currently located on the site. These vehicles are currently being exposed to the elements and are deteriorating. This proposal is to move these vehicles to interior storage to reduce this deterioration. No noise, vibrations, fumes, odors, dust, glare or physical activity is anticipated as a result of the development of the site with a garage/storage building. The appearance of the site would be improved by placement of these vehicles inside a building. Included in the conditions of approval is a requirement that the applicant comply with the restrictions of Title 18.05.045 Home Occupation if a home businesses is proposed on the site, including no clients, employees, outside storage or storage of toxic or hazardous materials is allowed in relation to a home occupation business license.

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

The detached accessory structure under review is proposed for the storage of a recreational vehicle, boats, older vehicles and other materials which are currently stored in the open on the site. No additional vehicular or pedestrian traffic is anticipated once the construction is completed and these vehicles have been placed within the building.

**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. No water or sewer facilities are proposed within the new detached accessory structure. The site is currently on City water and sewer, but no expansion of these services is currently requested. No additional need for school, police, fire protection or public roads or other public improvements is required

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

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

*It is noted an accessory structure only requires approval of a Special Use Permit when the cumulative square footage exceeds 75% of the size of the primary structure and 5% of the lot. As previously noted, the accessory structure would be 2,000 square feet, added to an existing building of 800 square feet, or a total of 2,800 square feet in detached accessory structures, a total of 198% of the size of the primary structure, and 6.9% of the parcel size.*

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

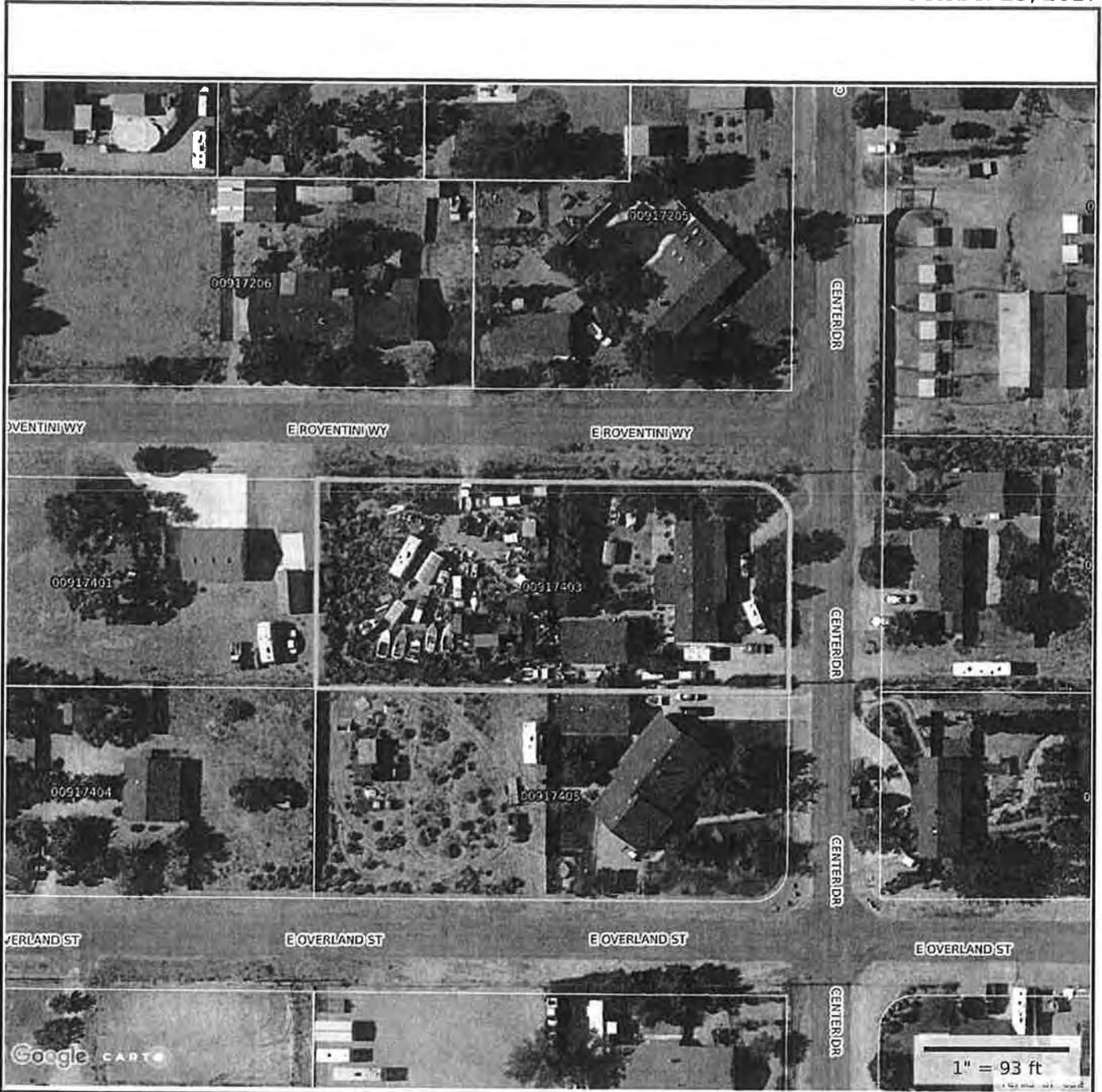
Accessory structures are common in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings.

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

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Seven of these neighbors have submitted letters stating they do not object to the request, while one neighbor has submitted information for an objection. It is common on larger parcels in the larger zoning districts, to see accessory structures, such as garages, recreational vehicle storage, storage units, carports and guest buildings. If other property owners in the vicinity desire a larger accessory structure on their site, they could also apply for an Administrative Permit or Special Use Permit, to allow for construction of larger accessory structures on their properties.

**Attachments**

- Site Photos
- Engineering Division comments
- Parks Department comments
- Map with locations of no objection/objection property owners
- Letters from objection/no objection property owners
- Application (SUP-17-164)



**Property Information**

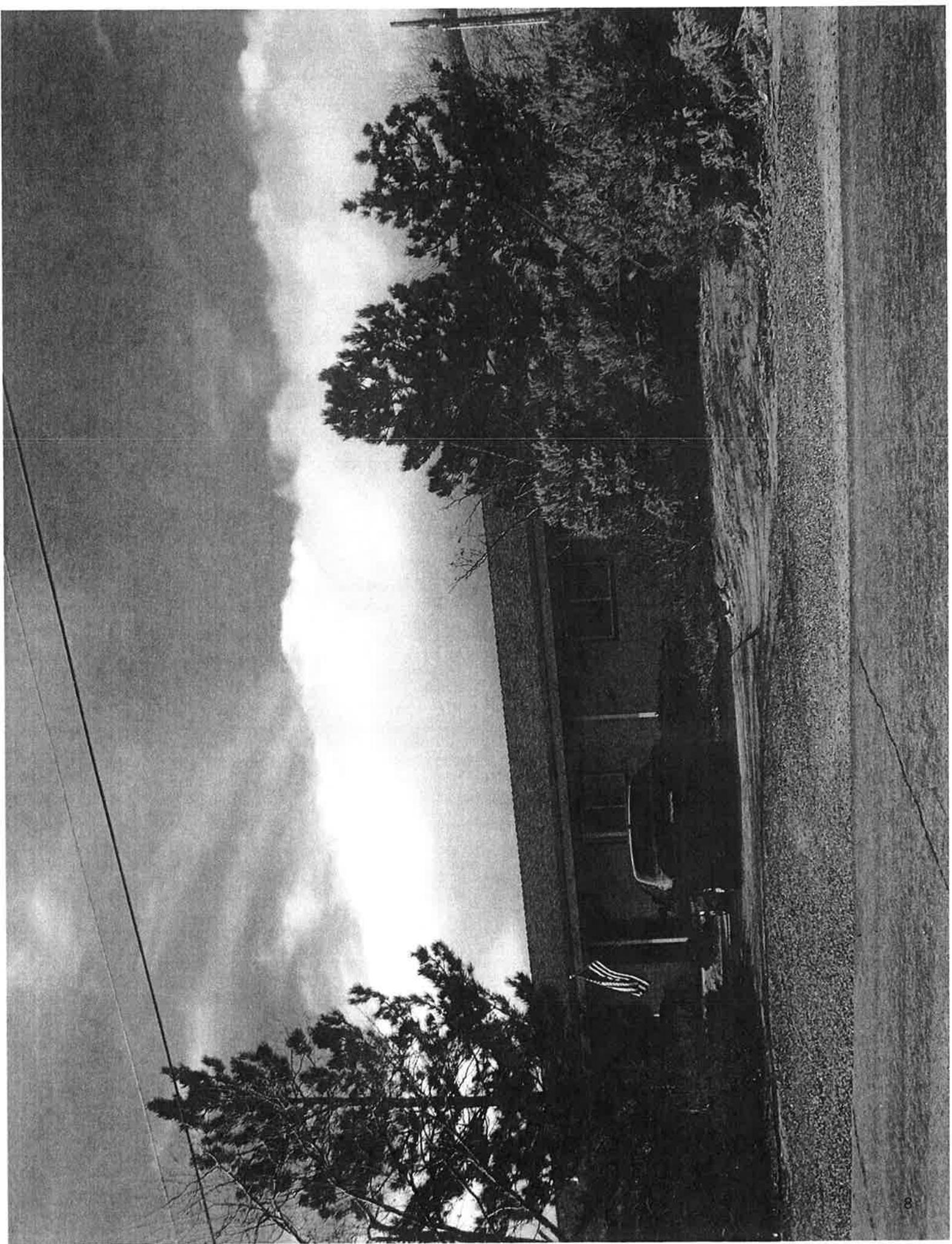
**Property ID** 00917403  
**Location** 4444 CENTER DR  
**Owner** STOOPS, SUSAN D & STOOPS, DAVID

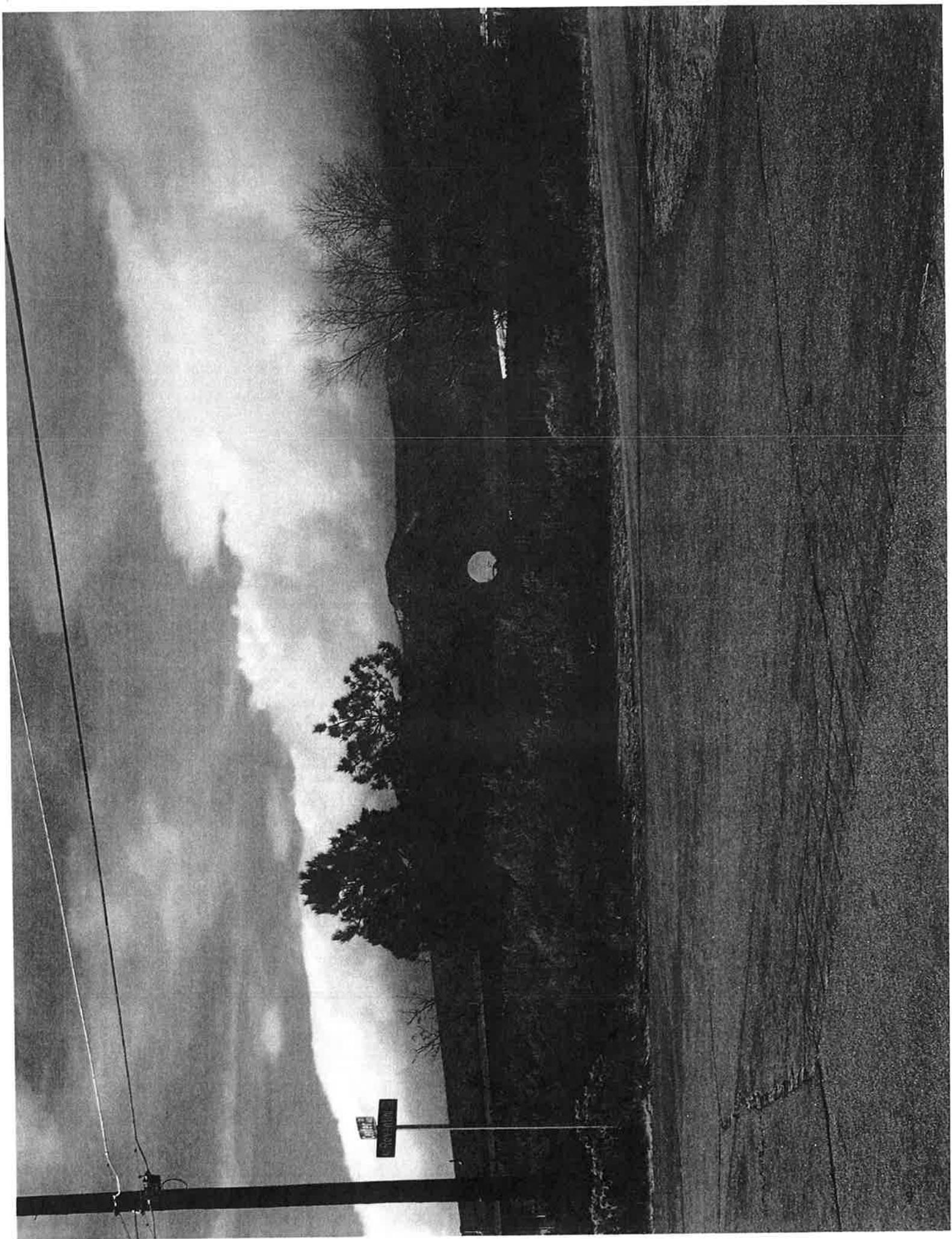


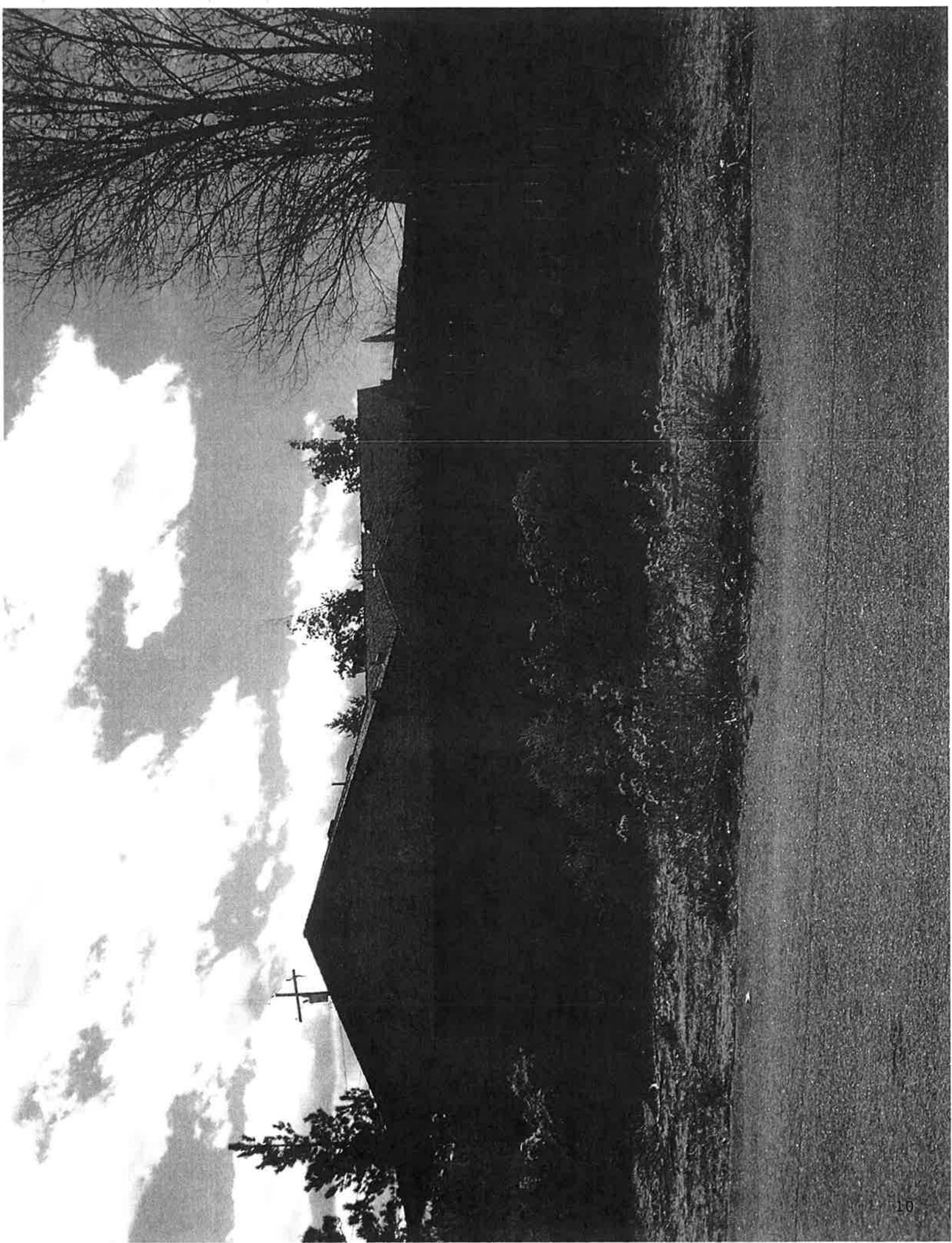
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/21/2017  
Properties updated 10/21/2017

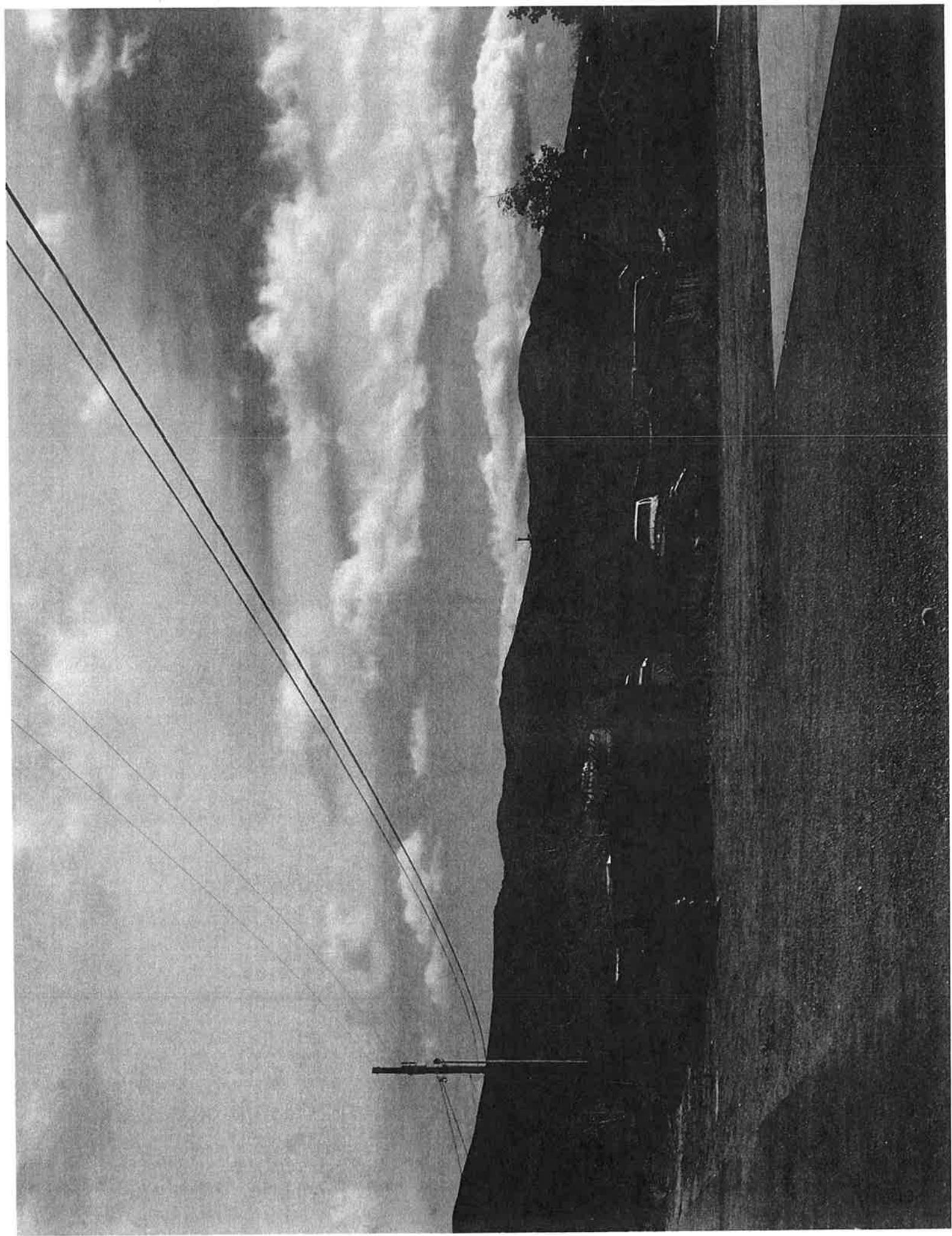












**Engineering Division  
Planning Commission Report  
File Number SUP 17-164**

**TO:** Hope Sullivan - Planning Department  
**FROM:** Stephen Pott y – Development Engineering Department  
**DATE:** November 7, 2017                      **MEETING DATE:** November 29, 2017

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit, from David Stoops, to allow an additional Accessory Structure, apn 009-174-03.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

**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 discussion:

**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 impact to traffic is negligible.

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

The existing sewer and water services will not be impacted. The building site will have a negligible impact to the storm drain system.

**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. The structure and site will be

SUP-17-164 Accessory Structure at 4444 Center Dr apn 009-174-03

required to meet current development standards which will include grading the site to drain to the street and paving the secondary driveway.

**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.

**Parks & Rec Comments**

SUP 17-164

Lena,

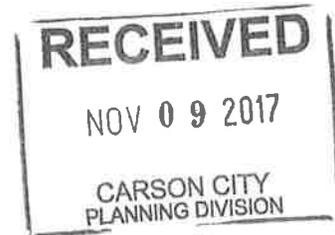
The Parks, Recreation & Open Space Department has no comment on the above referenced Special Use Permit.

Thank you,

Vern & Patti

**Patti Liebespeck**  
Department Business Manager  
Parks, Recreation & Open Space  
3303 Butti Way, Bldg. 9  
Carson City, NV 89701

775-283-7342  
[pliebespeck@carson.org](mailto:pliebespeck@carson.org)





**LOCATIONS OF PROPERTIES  
SUBMITTING LETTERS**

● **NO OBJECTION**

■ **OBJECTION**



**SUBJECT PARCEL  
APN 009-174-03**

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-172-01**  
WHIPPLE, BRENT R & SHERREAN  
501 CLEARVIEW DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8/26/2017

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-08**  
MUELLER, ZACH & LORI  
4489 CENTER DR  
CARSON CITY, NEVADA 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8/29/2017

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701

**09-174-01**

Gary HITT Trust  
525 E ROVENTINI WY  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8-26-17 \_\_\_\_\_

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-172-05**  
CANARY, ALFRED E & CHERYL D  
4350 CENTER DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s) Alfred E Canary

Date: 8-26-17

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-06**  
LABADIE, JEAN-MICHEL  
729 CLEARVIEW DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)

 JEAN-MICHEL

Date:

8-26-17

Approval letter in support of Stoops Special Use Permit.

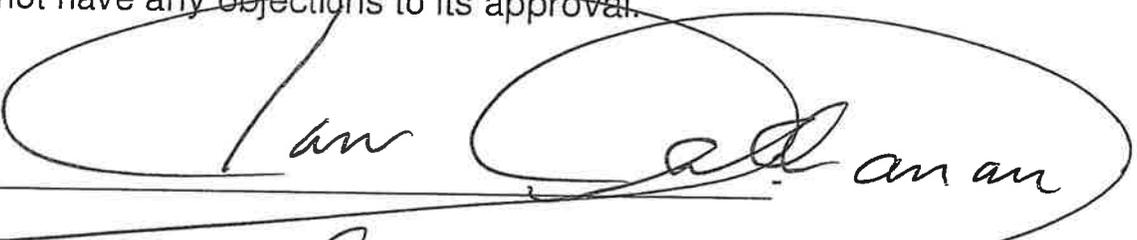
David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-07**  
CALLANAN LIVING TRUST 2/24/14  
% ALAN & SHANE CALLANAN, TTEES  
4480 CENTER DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)

A large, handwritten signature in cursive script that reads "Alan Callanan". The signature is written in black ink and is enclosed within a large, hand-drawn oval. The signature is positioned above a horizontal line.

Date:

26 August 2017

# Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**09-174-04**  
WESTBERG, GARY  
520 E OVERLAND ST  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8-26-2017

# SPECIAL USE PERMIT FILE # SUP-17-164

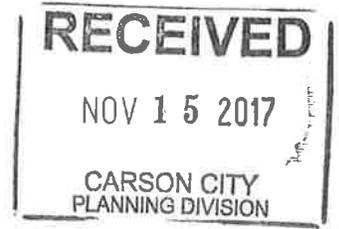
## Comments Opposing Permit As Submitted

TO: Carson City Planning Division

RE: 4444 Center Street, Carson City, NV 89701

Assessor Parcel No. 09-174-03

Zoning: 18.04.055 - Single-family 1 Acre (SF1A)



Due to the increase of property values, our neighborhood is beginning a cycle of improvement in design and quality of recently constructed buildings that are above minimal quality construction. This new cycle is promoting pride of ownership and encouraging higher standards of design as demonstrated by the recent construction of residences and accessory buildings that raise the long term property values and taxes.

Our neighborhood is zoned SF1A and NOT zoned for commercial, warehousing or industrial uses that decrease our property values. Lower quality, metal buildings, especially those exceeding 75% that require a variance by Special Use Permit, encourage uses not allowed in SF1A zoning.

*Exhibit 1, Carson City Master Plan, Chapter 6.; 18.04.055 - Single-family 1 Acre (SF1A) and newer construction photos of improvements in the neighborhood.*

### I. NEIGHBORHOOD DEVELOPMENT AND COMPATIBILITY

The size and quality of the proposed structure is not the same compared to neighboring residences that have recently been constructed and the construction of newer accessory structures.

#### ADJACENT DEVELOPMENT

West of Silver Sage (Outer edge/border of the neighborhood): There are two (2) SFR's w/large metal accessory structures. They have been used for commercial business and storage. One of these businesses was identified and had to move to an industrial location.

South at the end of Ponderosa next to the Freeway (Outer edge/border of the neighborhood): SFR w/ large metal accessory building.

NOTE: The location of the more recently constructed excessively large metal buildings appears to be on the perimeter of the neighborhood. The subject is within the neighborhood.

East (1 block/street from subject): SFR w/ large metal accessory building. This building was constructed in 1994 (prior to the recent increase of property values) and has subsequently been landscaped and upgraded which is more in support of current development.

## **II. INTENDED USE OF PROPOSED STRUCTURE**

Neighbors have observed repair of Motor Homes on the property, a variety of rundown accessory structures, numerous types of vehicles, trailers, small boats, debris and large storage barrels (contents unknown). There is concern that the extremely large proposed metal accessory structure will promote the repair of RV's owned by other persons than the property owner, warehouse storage and other industrial uses that may include the use hazardous substances.

*Exhibit 2, Photos of 4444 Center Street, Applicant's Property.*

Industrial sites are regulated by special requirements and monitored by inspections. According to Kevin McCoy, Carson City's Senior Compliance Officer, it is very difficult for the City to monitor activities/uses that occur within large metal accessory buildings located in SF1A zoned neighborhoods. Activities that may not only be illegal in residential zoned neighborhoods, but may very well involve the use, leakage and/or dumping of Hazardous Waste/Chemicals into the ground which can infiltrate into groundwater, neighborhood wells or possibly the City's sewage/water system before the activity can be identified and stopped.

## **III. SIMILAR PREVIOUS PERMIT PROPOSAL (SUP-15-079, 4589 Silver Sage) & COMMISSION'S DECISION**

On October 15, 2015, the Planning Commission "DENIED" the construction of a 1,600 square foot similar metal Accessory Building. This residence was larger consisting of 1,572 square foot, located on a 1.38 acre lot with no existing garage.

Numerous owners opposed the construction of this accessory building. The complete file and petition can be viewed at the Carson City Planning Division.

*Exhibit 3, SUP-15-079.*

The Commission's final approval was for a 1,200 square foot building, approximately 75% of the residence size. Additional conditions also required screening/landscaping and storing all unregistered vehicles inside.

NOTE: The primary residence at 4444 Center Street, the subject of this current SUP-17-164, is only 1,416 square feet with an attached garage with existing accessory buildings. Their request is to add a 2,000 square foot accessory building, which increases their accessory buildings to 2,800 square feet, 198% accessory build out, which greatly exceeds current standards.

## **PROPOSED RESOLUTION AND PERMIT CONDITIONS**

APPLY SIMILAR CONDITIONS AS THOSE THAT THE PLANNING COMMISSION USED FOR SUP-15-079 (NOTE: this property, 4589 Silver Sage, was clean and well maintained.) The following are inspections and additional items that could be included in the final Permit for this application.

1. Prior to Permit Issuance: Inspect the subject property for hazardous substances; identify which vehicles are unregistered, those registered and the ownership of each; and the use, health and safety factors of the existing accessory buildings.

2. It appears there is 1 accessory building that may be a Mother-In-Law residence. If yes, determine the square footage and consider "excluding" that square footage, when estimating the 75% size of the proposed metal storage building.

3. Include the square footage of all other accessory/storage structures and use them in determining the 75% square footage OR these structures could be removed so the new structure would makeup the entire 75%.

4. Require that all unregistered and inoperable vehicles, trailers etc., be stored in the new building.

5. The applicant shall provide landscaping and or fencing to screen the new accessory structure from the street and adjacent properties.

6. Violation of the requirements would be cause for immediate revocation and removal of the structure.

*Susan Whitewolf, 11/16/2017*

Susan Whitewolf, 670 E. Willow Street, Carson City

# EXHIBIT 1

## CARSON CITY MASTER PLAN

### **Chapter 6: Livable Neighborhoods & Activity Centers**

"Carson City strives to be a city known for its safe, attractive and diverse neighborhoods....".

Principles for achieving Livable Neighborhoods & Activity Centers focus on: Increasing the quality of development citywide:

**Guiding Principle 6: Quality Design and Development:** Carson City will project a positive image for the community by promoting a high standard of design .....

### **Goal 6.2 - Promote Compatible Infill and Redevelopment**

#### **6.2a – Neighborhood Compatibility**

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of ..... and other specific design considerations.

"Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.

"Accessory use" means a use of the land that is associated with and dependent upon the existing permitted or conditional use of that parcel. An accessory use must not take place until the permitted or conditional use.

### **18.04.055 - Single-family 1 Acre (SF1A).**

1.

The primary permitted uses in the SF1A district are this list plus other uses of a similar nature:

Single-family dwelling;

Park.

2.

The accessory permitted uses incidental to primary permitted uses within the SF1A district are this list plus other uses of a similar nature:

Accessory farm structure;

Accessory structure;

Agricultural use;

Animals and fowl;

Guest building;

Home occupation;

Recreation (swimming pool, tennis court) for individual or subdivision use.

3.

The conditional uses in the SF1A District which require approval of a special use permit are:

Bed and breakfast inn;

Child care facility (accessory to residential use);

Church;

Municipal well facility;

School, k-12;

Temporary tract sales office;

Utility substation.

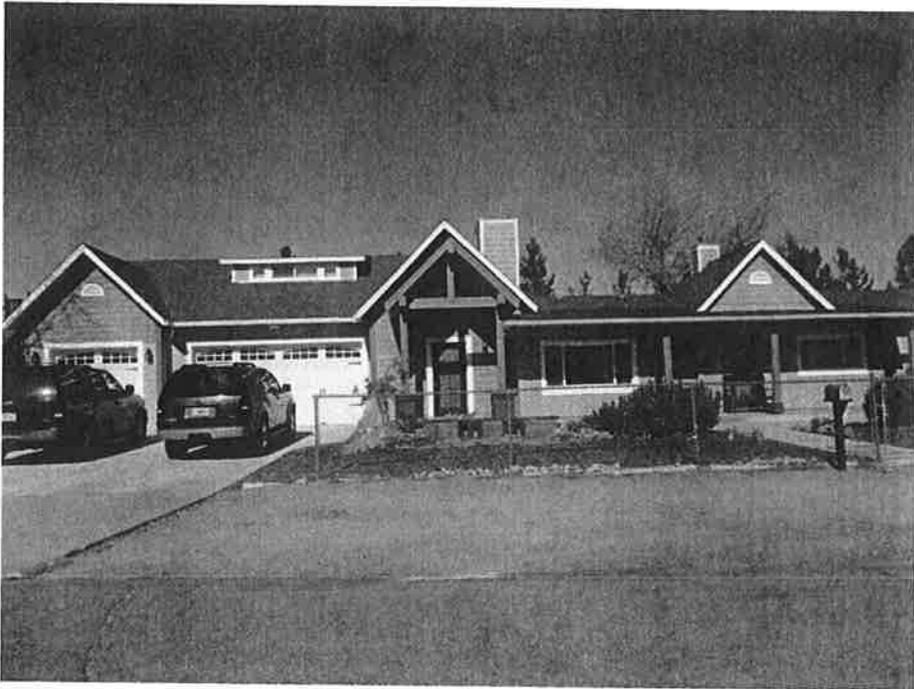
#### INDUSTRIAL ZONED USES

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening. Repainting and refinishing, and similar activity. .

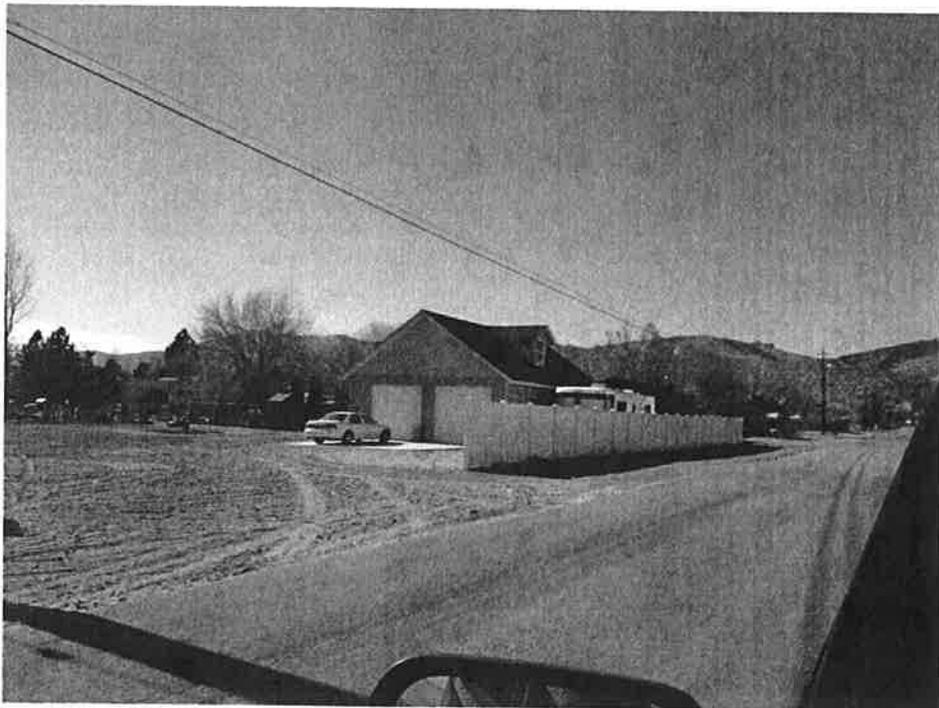
"Junkyard" means any space used for collecting, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts or placement of 1 or more dismantled or partially dismantled vehicles.



Overland Street

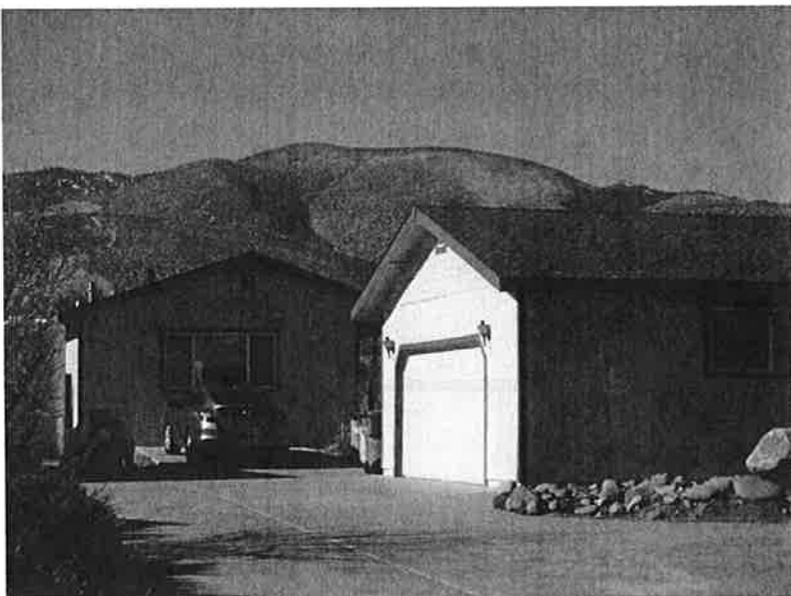
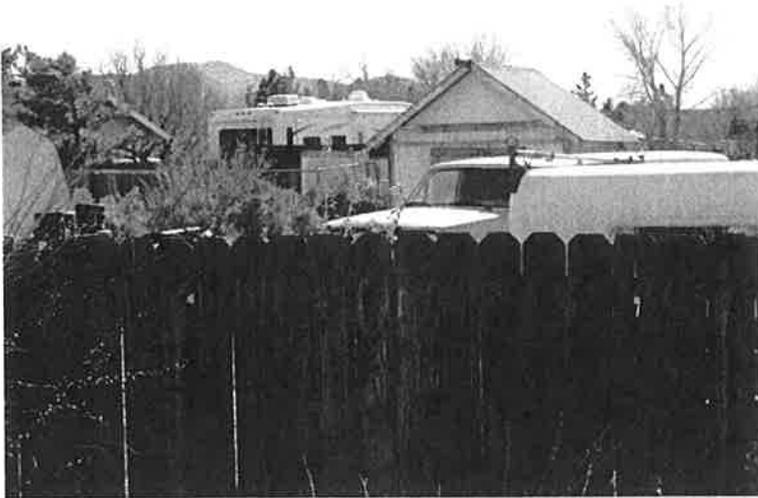


Willow Street



Overland Street (Accessory Building)

**Exhibit 2 Photos of 4444 Center Street, Applicant's Property**



**Exhibit 2 Photos of 4444 Center Street, Applicant's Property**



**Exhibit 2 Photos of 4444 Center Street, Applicant's Property**



***EXHIBIT 3***



# Carson City Planning Division

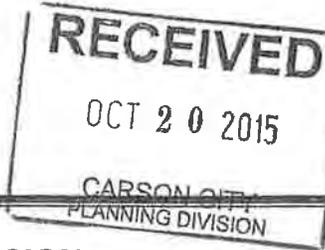
108 E. Proctor St.

Carson City, Nevada 89701

(775) 887-2180

Planning@carson.org

www.carson.org



★ CLERK ★  
**FILED**  
Time 8:33 Am

OCT 15, 2015

SF By C. Eggert  
Deputy  
Carson City, Nevada

**PLANNING COMMISSION**  
September 30, 2015

Lot Size: 1.38 acre (60113)  
Residence 1572 sq.ft  
No GARAGE

## NOTICE OF DECISION

An application was received, SUP-15-079, to consider a request from Pam McIntosh (property owner: Karen L. Haupt) for a Special Use Permit to allow the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on September 30, 2015, in conformance with City and State legal requirements, and approved SUP-15-079, based on the findings contained in the staff report and subject to the following conditions of approval.

## CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

APPX 3 1700 SF = 76%

**The following shall be submitted with a building permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
7. The overall size of the building will not exceed 1,500 square feet.
8. The overall height of the building will not exceed 16 feet.
9. Provide manufacturer's specification detail sheets for any proposed exterior lighting. All lighting must be downward and residential in nature. No outward or upward lighting is allowed.
10. Provide proposed colors for the exterior of the new building. Colors must be neutral or earth tones or match the existing primary structure on site.
11. Proposed building is limited to person, non-commercial use and restrictions in compliance with Title 18.05.045 Home Occupation.
12. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
13. All repairs, replacements and alterations must have proper building permits and comply with International Building and Residential Codes, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
14. All contractors are required to carry State and local licenses.
15. Project must comply with 2012 IFC and Northern Nevada Amendments.
16. Construction drawings must include:
  - Finish grade and finish floor elevations
  - Slopes required for proper drainage and any swales
  - Any easements

**ADDITIONAL CONDITIONS OF APPROVAL:**

17. The applicant shall provide landscaping to screen the new accessory structure from the street and adjacent properties.
18. The new accessory structure shall not exceed 1,200 square feet and the two accessory shed structures shall be removed. The well house shall remain.
19. Unregistered and inoperable vehicles shall not be stored outside once the new accessory structure is erected.

This decision was made on a vote of 6 ayes and 1 nays, 0 absent.

  
\_\_\_\_\_  
Susan Dorr Pansky, AICP  
Planning Manager

SDP:ec

Mailed by: 10/15/15

By: RMT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN  
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

  
OWNER/APPLICANT SIGNATURE

10-19-15  
DATE

PAM McIntosh  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

Carson City Planning Division  
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

Late Mater

**OBJECTION TO THE APPROVAL OF THE "SPECIAL USE PERMIT"**

**Submitted by Susan Singer Whitewolf  
Adjacent Property Owner at  
670 E. Willow Street, Carson City, Nevada**



**SUBJECT PROPERTY: 4589 SILVER SAGE, CARSON CITY, NEVADA  
APN: 009-176-05  
FILE NO. SUP-15-079 - SPECIAL USE PERMIT  
ZONING: SINGLE FAMILY 1 ACRE (SFA1)**

The Application and Request for the "Special Use Permit" referenced above, is not for a property owner investing in a structure that is compatible with the development, character or quality of construction that has been and is occurring in my neighborhood. This Permit is for the construction of an oversized, galvanized corrugated metal Quonset style structure. The expressed use and intent for this building is to perform automobile repair/restoration which includes major automobile body work and engine repair.

This is not a simple matter of a typical property owner whose hobby is occasionally repairing or restoring 1 or 2 automobiles or classic vehicles. This is for a "Non-property Owner" to begin repairing many vehicles. This person currently has 10 unregistered, inoperable vehicles stored on the property. By definition this even exceeds the number to qualify as a "Junkyard".

NOTE: (The application of NRS 487 addresses the registration of vehicles and is not intended to replace established zoning codes.)

There is no doubt that the City's approval of this permit will support the furtherance and expansion of a "junkyard". Clearly, approval of this permit for this structure which also supports the intended use and activity, does not comply with the wisdom or intent of the Carson City Master Plan and the Zoning Codes for SF1A.

As an adjacent property owner, I OBJECT TO THE APPROVAL OF THIS SPECIAL USE PERMIT and/or THE CONTINUANCE OF A JUNKYARD.

Susan Singer Whitewolf

**RECEIVED**  
SEP 23 2015  
CARSON CITY  
PLANNING DIVISION

**PETITION OBJECTING TO APPROVAL  
OF THE "SPECIAL USE PERMIT"  
WITH PROPERTY OWNER'S SIGNATURES**

**SUBJECT PROPERTY: 4589 SILVER SAGE, CARSON CITY, NEVADA  
APN: 009-176-05  
FILE NO. SUP-15-079  
ZONING: SINGLE FAMILY 1 ACRE (SFA1)**

I SUPPORT THE ABOVE PETITION AND BY MY SIGNATURE, HEREBY OBJECT TO THE ISSUANCE OF A " SPECIAL USE PERMIT" FOR THE ACCESSORY STRUCTURE ON THE PROPERTY LOCATED AT 4589 SILVER SAGE, CARSON CITY, NEVADA.

PROPERTY OWNER SIGNATURE/Date	PROPERTY ADDRESS	PHONE NO.
Susan Singer White Wolf	670 E. Willow St.	841 4904
Barbara Aguilera (Relative & Resident)	4639 Silver Sage	720-2494
Fredie Aguilera owner	4639 Silver Sage	883-1462
Nita Jensen	4540 Silver Sage	884-4109
Melvin Braun	459 E. Willow St.	885-1883
Dan Nagert	4830 SILVER SAGE	381-6378
Jaylor Goodale (Resident)	441 E Appion Way	
Alan & Barbara Moore	4690 Silver Sage	8775-530-10
Edna & Harry	302 E. Willow	775-884-240
Gail Wamuskis	304 E Willow	RELATIVE + RESIDENT
Cheryl Hawes	302 E Willow St.	884-2403
Sam Donald son + relative	4529 Center Dr	450-390
Michelle	4521 Center Dr. (771)	350-0193
Zachariah	4489 Center Dr	775 884 4130
Larry Fowler	4689 Silver Sage Dr.	909-238-9

**OBJECTION AND PROPERTY OWNER'S PETITION  
OBJECTING TO THE APPROVAL OF THE "SPECIAL USE PERMIT"**

**SUBJECT PROPERTY: 4589 SILVER SAGE, CARSON CITY, NEVADA  
APN: 009-176-05  
FILE NO. SUP-15-079  
ZONING: SINGLE FAMILY 1 ACRE (SFA1)**

The property owners, hereinafter referred to as "Owner", on the attached petition, OBJECT TO THE APPROVAL AND ISSUANCE of the "SPECIAL USE PERMIT" for the construction of a 1,500 square foot metal accessory structure detached garage/shop building, on the subject property referenced in the file and on the property noted above. We further request the Board of Commissioners to deny the Permit.

**CARSON CITY MASTER PLAN & GOVERNING MUNICIPAL CODES**

**CARSON CITY MASTER PLAN**

**Chapter 6: Livable Neighborhoods & Activity Centers**

"Carson City strives to be a city known for its safe, attractive and diverse neighborhoods....".

Principles for achieving Livable Neighborhoods & Activity Centers focus on: Increasing the quality of development citywide:

**Guiding Principle 6: Quality Design and Development:** Carson City will project a positive image for the community by promoting a high standard of design .....

**Goal 6.2 - Promote Compatible Infill and Redevelopment**

**6.2a – Neighborhood Compatibility**

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of ..... and other specific design considerations.

**Goal 9.3 – Maintain the Quality and Character of Established Neighborhoods**

**9.4a – Protect the Character of Existing Rural Neighborhoods**

**MUNICIPAL CODE**

**Municipal Code, Title 18.03.010 – Words and terms defined**

"Accessory building" or "accessory structure" means a detached usual and customary building or structure associated with a permitted or conditional use, subordinate to the primary use on the same lot, including but not limited to storage, tool shop, children's playhouse, guest building, greenhouse, garage, swimming pools or similar structures 30 inches or more above ground. In calculating the size of an accessory structure, any space with a ceiling 7 feet 6 inches or higher shall be considered habitable space and used in determining total size. An accessory building connected to a main building by a roof, breezeway or other means which is not habitable space

is considered an accessory structure attached to a primary building. Each structure must meet standard setback requirements.

NOTE: See the attached photos depicting the proposed accessory structure and the immediate homes within 1 block of the subject property.

"Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.

"Accessory use" means a use of the land that is associated with and dependent upon the existing permitted or conditional use of that parcel. An accessory use must not take place until the permitted or conditional use.

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity. .

"Junkyard" means any space used for collecting, storage, abandonment or sale of junk, wastepaper, rags, scrap metal, discarded material or similar waste including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts or placement of 1 or more dismantled or partially dismantled vehicles.

"Property owner" means a person or entity that has fee title to a parcel(s) of real property in the consolidated municipality of Carson City.

• **18.02.007 - Power of board of supervisors (hereinafter in Title 18 referred to as "board")—Zoning and planning.**

1,

The board may:

b.

Adopt master plans for Carson City which will serve as a pattern and guide for the kind of orderly physical growth and development of the city that will minimize impairment of the city's natural resources.

**Title 18, 18.02.015 – Purpose**

“The purpose of Title 18 is to promote the health, safety and general welfare of Carson City’s citizens through implementation of the Carson City’s Master Plan and its elements. It is the intent of the board and the commission that regulatory decisions made pursuant to Title 18 shall promote orderly and appropriate use of land throughout Carson City and be consistent with the goals, policies, objectives and programs of the master plan and its elements.”

**18.02.025 – Jurisdiction, Interpretation and Application**

“The provisions and standard contained in this title, as well as the standards contained in the development standards shall be deemed to be minimum standards, with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative discretion of the board to further restrict the permissive

uses or to withhold or revoke permits for uses when the protection of the public health, morals, safety, welfare and residential neighborhoods is necessary. Title 18 ordinance requirements and corresponding development standards ordinance requirements shall apply to all properties within Carson City.”

Note: Approval of this permit would open the door and provide the opportunity for uses that are defined within the Municipal Codes, Title 18, “Limited Industrial and General Industrial” zoning codes and regulations.

**18.04.145 - Limited industrial (L.I.)**

1. The Primary Permitted Use in the LI District is this list plus other uses of similar nature. All uses permitted in Section 18.04.135 General Commercial which are not listed as LI conditional uses and except for 4 residential uses. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman’s quarters is permitted pursuant to the requirements of this title in conjunction with a primary permitted use.

3. The Conditional Uses in the LI District which require approval of a Special Use Permit are:

Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area);

**18.04.150 – General industrial (GI).**

“The GI district is established to preserve an industrial district for uses engaged in the basics processing” ..... , “ or storage or manufacturing processes that are potentially involve hazardous or commonly recognized offensive conditions. “ ...

1. The Primary Permitted Uses in the GI District are this list plus other uses of similar nature.” ....  
Automobile storage (no dismantling);  
Welding shop;

**18.04.045 - Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts purpose.**

The purpose of the SF1A, SF2A and SF21 districts are to provide for the development of low-density, large lot, single-family detached residential units. The SF1A, SF2A and SF21 districts are consistent with the policies of the suburban residential category of the master plan.

(Ord. 2001-23 § 2 (part), 2001).

**18.04.055 - Single-family 1 Acre (SF1A).**

1.

The primary permitted uses in the SF1A district are this list plus other uses of a similar nature:

Single-family dwelling;

Park.

2.

The accessory permitted uses incidental to primary permitted uses within the SF1A district are this list plus other uses of a similar nature:

Accessory farm structure;  
Accessory structure;  
Agricultural use;  
Animals and fowl;  
Guest building;  
Home occupation;  
Recreation (swimming pool, tennis court) for individual or subdivision use.

3.

The conditional uses in the SF1A District which require approval of a special use permit are:

Bed and breakfast inn;  
Child care facility (accessory to residential use);  
Church;  
Municipal well facility;  
School, k-12;  
Temporary tract sales office;  
Utility substation.

(Ord. 2006-4 § 10 (part), 2006: Ord. 2004-20 § 5 (part), 2004: Ord. 2001-23 § 2 (part), 2001).

#### **NEIGHBORHOOD OWNERSHIP & HISTORY**

The Owner's who have signed this petition, are taxpayers who reside on their properties. They purchased their homes specifically in this SF1A zoned neighborhood because it provided a quiet, safe, peaceful, neighborhood with the original character of its rural natural setting which is zoned as SF1A allowing for farm accessory, animals and fowl .

Many Owners have resided and invested in their homes for 15 years or more. The Owners, have worked hard to pay for, maintain and improve their homes. They are currently working or worked many years and are retired.

The Owners are requesting that the Board support Carson City's Master Plan and Municipal Code Title 18 for zoning. All have been established to maintain standards that ensure health, safety, quality of development, life, growth and prosperity of the State of Nevada's Capital City and its ideals.

## **SUBJECT PROPERTY REQUESTING THE "SPECIAL USE PERMIT"**

The square footage of the residence is 1,572 Sq.Ft. The proposed accessory structure is 1,500 Sq.Ft. galvanized metal structure. Its design is similar if not identical to a "Quonset Hut". It does not comply in size or quality with the recommendations of the Master Plan, zoning and building codes for our neighborhood. (SEE ATTACHED PHOTOGRAPHS.)

The property owner, Karen L. Haupt, inherited the residence upon her mother's death. She has lived in Oregon near her daughter since 2009 (approx.). Ms. Haupt established The Karen L. Haupt Family Trust in 2008 and named Pamela McIntosh as one of the trustees (Note: The trust documents have not been reviewed and the specific trustee duties of Pam McIntosh, trustee, are unknown.) Ms. McIntosh is a resident of Douglas County. Her son, Jason, rents and lives on the property.

He currently stores over " 10 " salvaged vehicles 8 of which are inoperable and 25 years or older. In a conversation with a neighbor, Mrs. Aguilera, Jason said "you haven't seen anything yet".

It has been noted through conversations with Kevin McCoy, Carson City's Senior Compliance Officer for Code Enforcement, that he has talked to Jason and the intended use for the structure is to store and rehabilitate the salvaged vehicles. The work to restore these vehicles involves intense sanding, grinding, welding, engine repair and painting.

### **HEALTH & ENVIRONMENTAL HAZARDS**

These activities include the use of flammable and hazardous materials and solvents. The activities are environmental hazards in the form of noise and air pollution, increase the potential for ground and water contamination (a number of owners have water wells) and the threat of fire. Property Owners in the neighborhood will be subject to health and safety hazards that exceed that of a typical person repairing their car.

The wind blows from the west to the east and at times from north to south. The subject property is located near the westerly edge of the neighborhood; thereby these activities will directly affect those located to the west and south of the subject. The properties located within a 1 block radius will receive the greatest portion of the negative environmental impacts.

Should the structure be built, the Owners and City have no recourse against any activities conducted within the structure that impact the health, safety and environmental contamination until after the contamination and damage has occurred. (Once a structure is built there is "no going back". It can forever remain in place and even if it is non-conforming can be rebuilt within 1 year if damaged. (Ref. Code 18.04.030, No. 4))

NOTE: Since neither Ms. Haupt nor Ms. McIntosh live on or near the property, they will not be impacted additionally, the wind will blow contaminants away from the residence towards neighbors.

### **CONCLUDING STATEMENT**

Given the facts, approval of the "Special Use Permit" for this accessory structure does not follow the guidelines in Carson City's Master Plan or the "Purpose" of Title 18 of the Municipal Code for health, safety, quality of design and development.

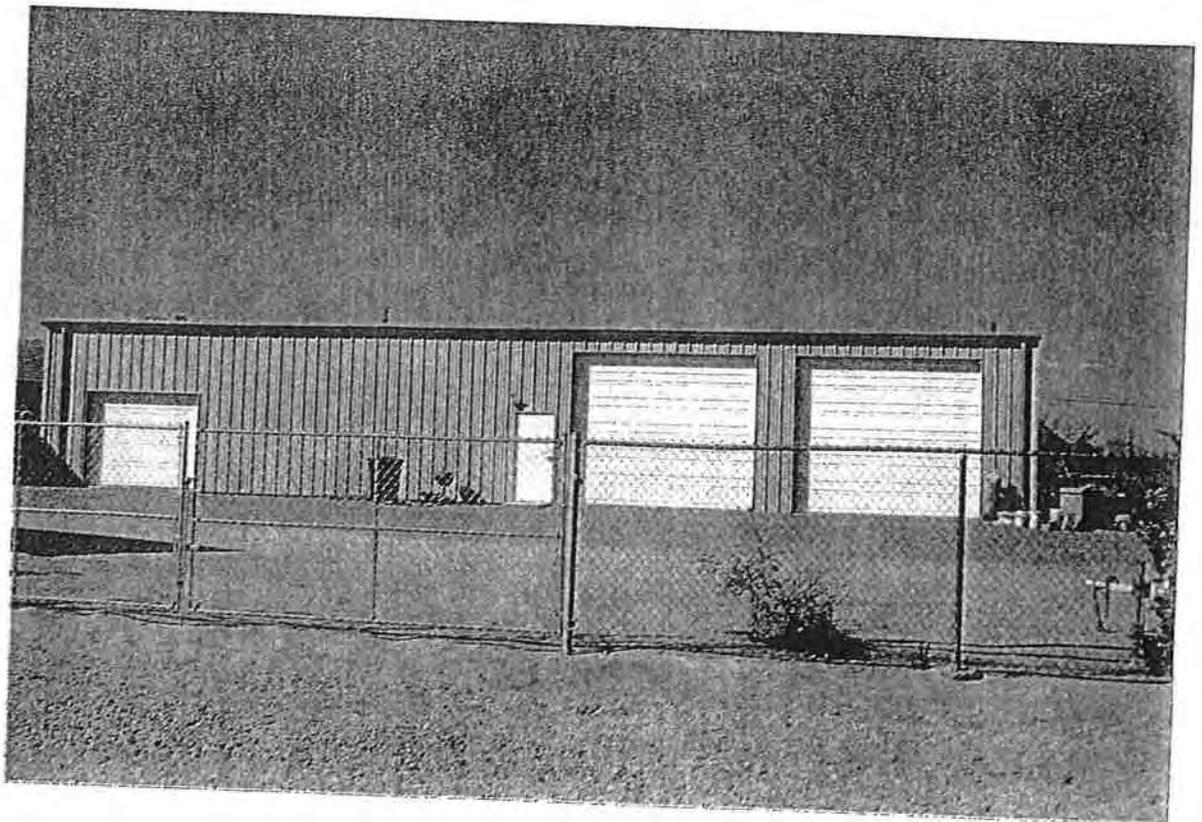
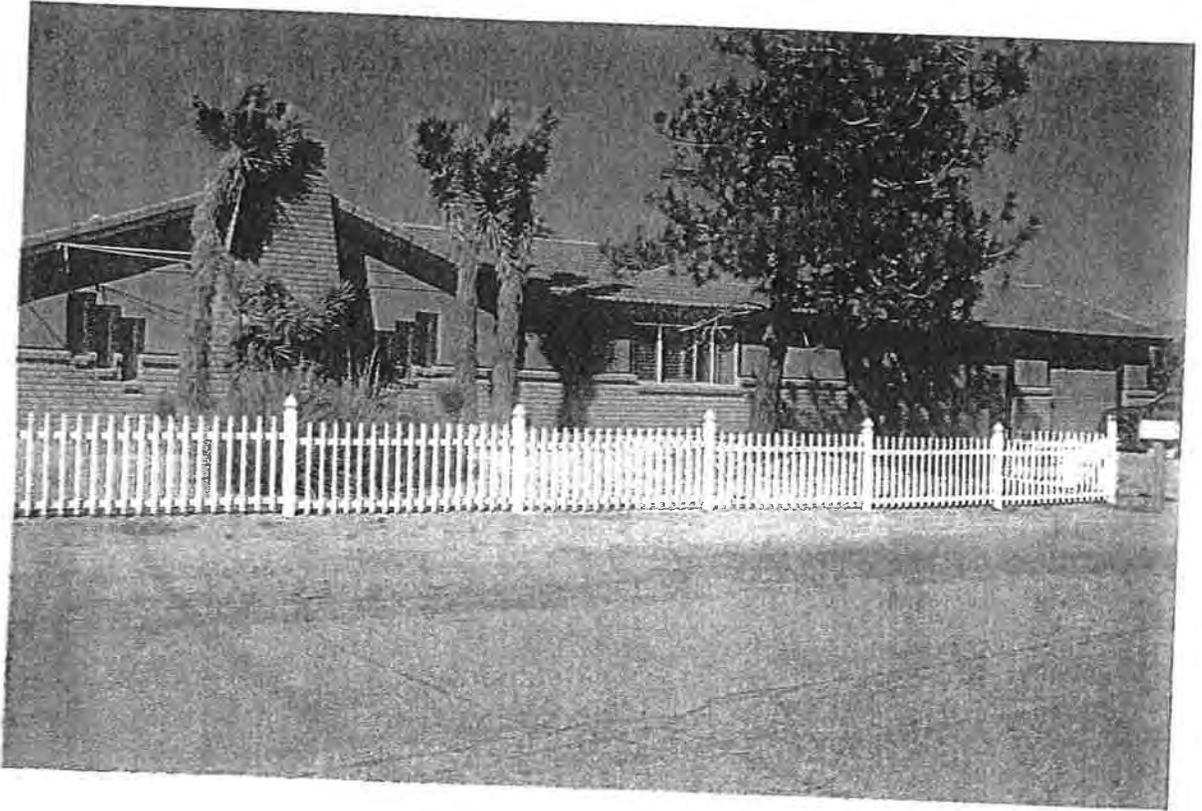
Neighborhood property Owners will no longer enjoy a safe and peaceful neighborhood nor the benefit of their hard work, time and money they have invested in their homes to increase the quality of life and add value for themselves and ultimately the neighbors and residents of Carson City.

The approvals of Special Use Permits for non-conforming construction of accessory buildings that do not support the Master Plan for quality and conform to the neighborhood's development, of which this application is a prime example, start a downward trend. As this occurs the land within residential neighborhoods will become increasingly subject to the contamination by the activities of junkyard, automobile dismantling, salvage and repair that fall within the scope of Industrial zoning and Carson City will become a less desirable place to live. As humorous as it may sound, should this permit be approved, the only recourse for the Owner/neighbors will be to either "wear protective clothing and devices" to remediate "some" of the noise and other hazards or sell their homes and move.

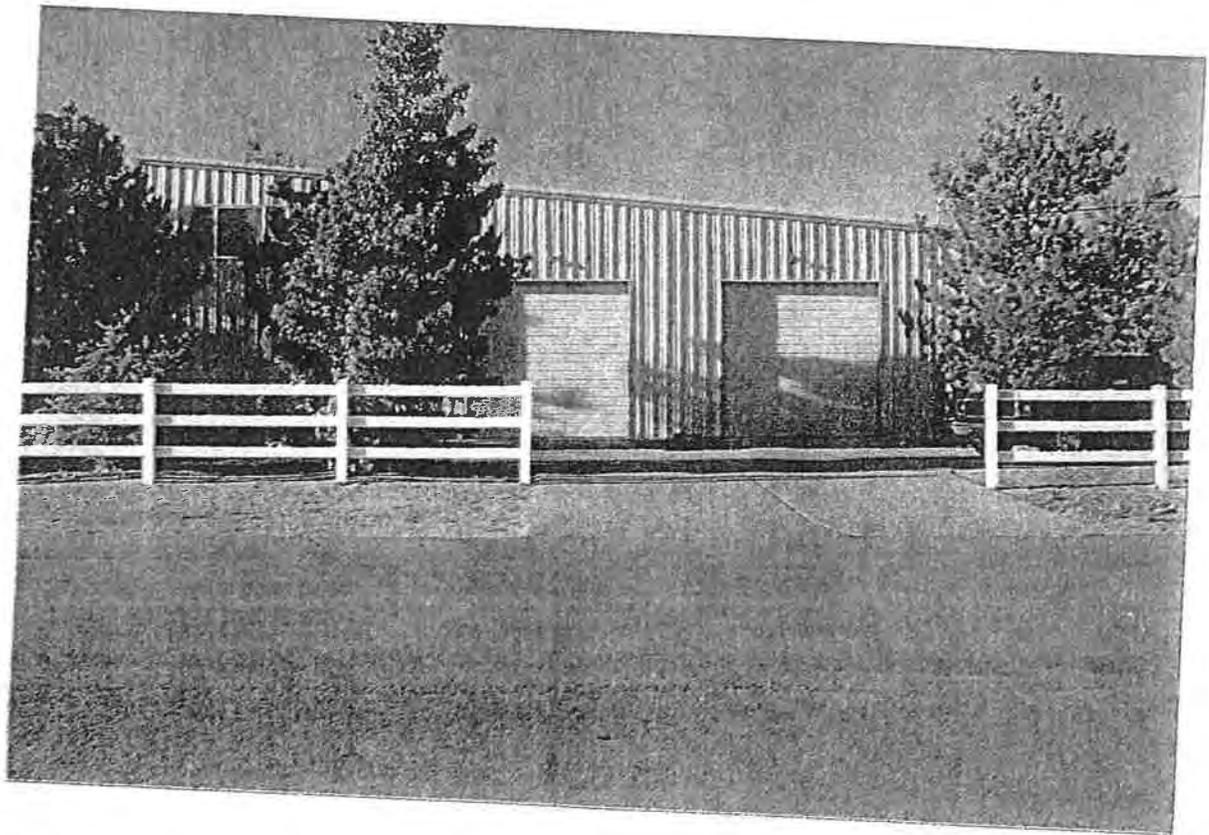
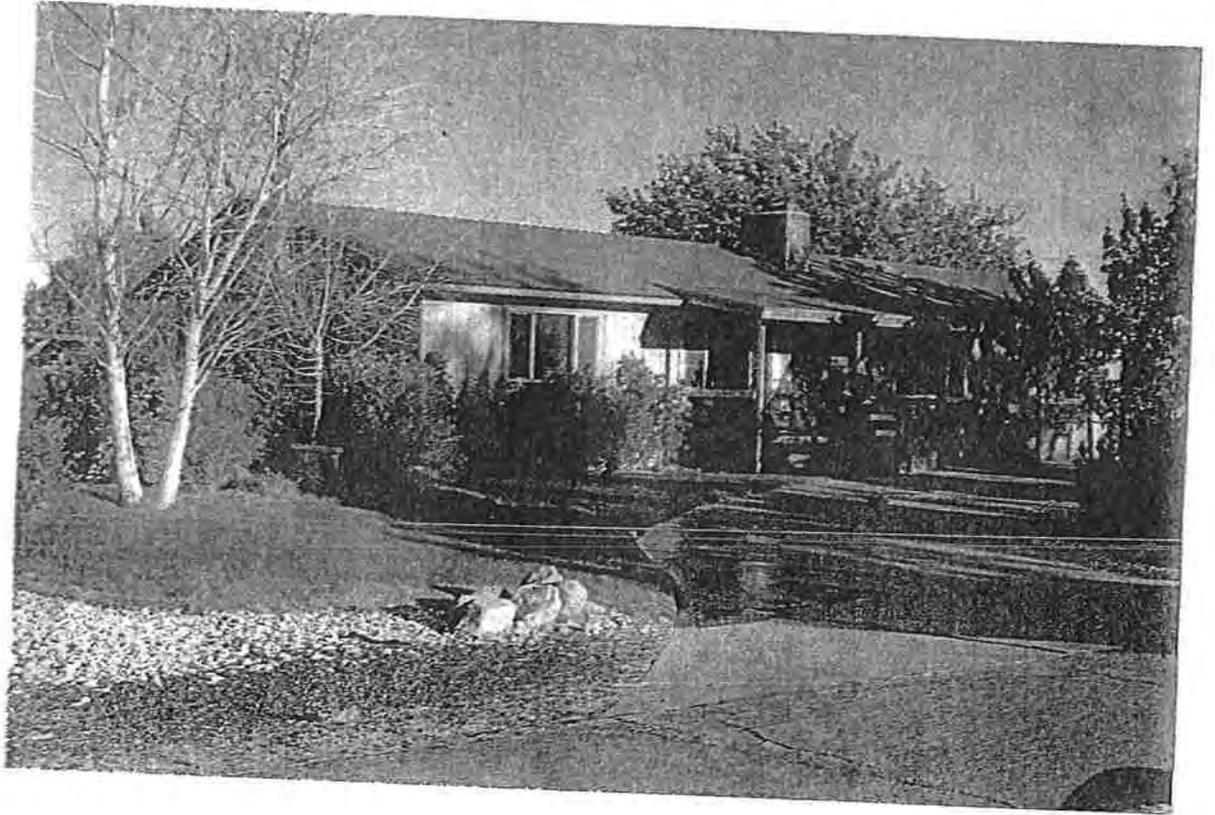
As citizens and property Owners, we believe the Master Plan, Municipal Code and the information we've provided, shows significant cause for the Board to deny this Special Use Permit.

**HOMES  
WITH ACCESSORY BUILDINGS**

302 E. WILLOW ST. W/STEEL BLDG.



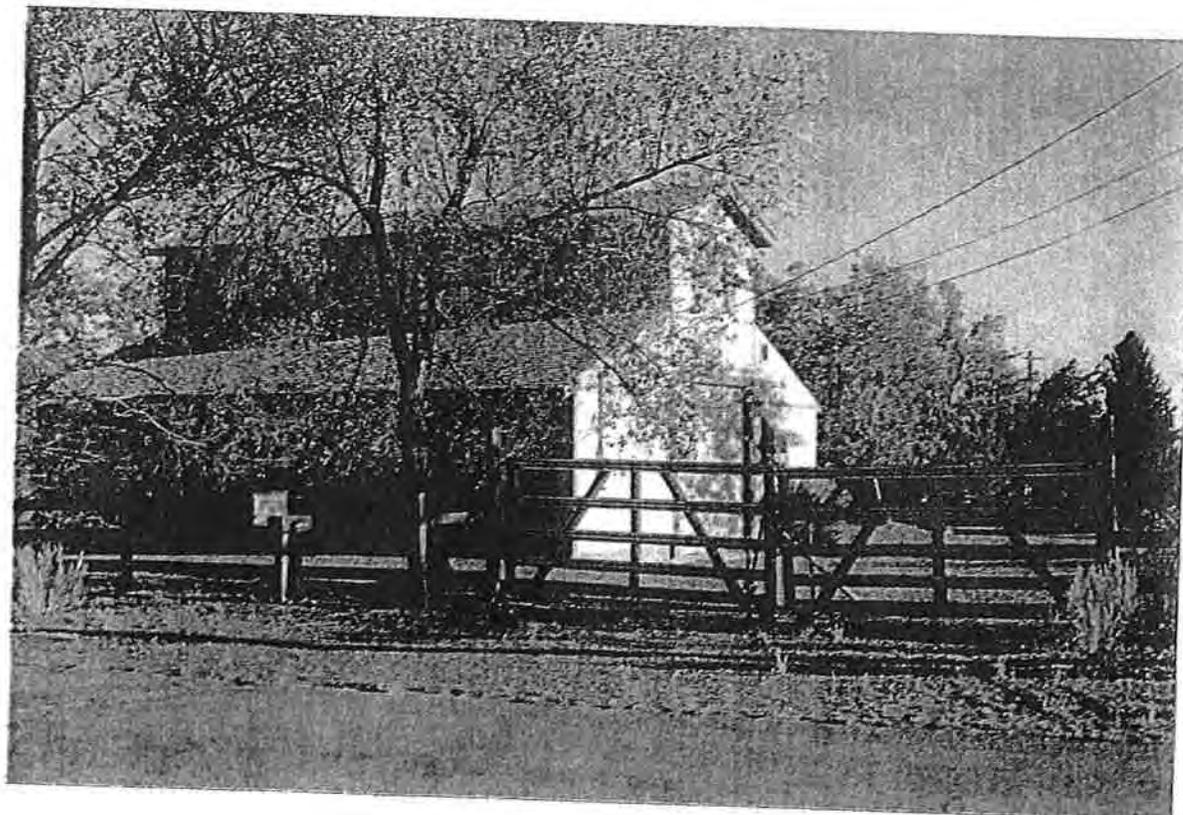
4489 CENTER DR. W/STEEL BLDG.



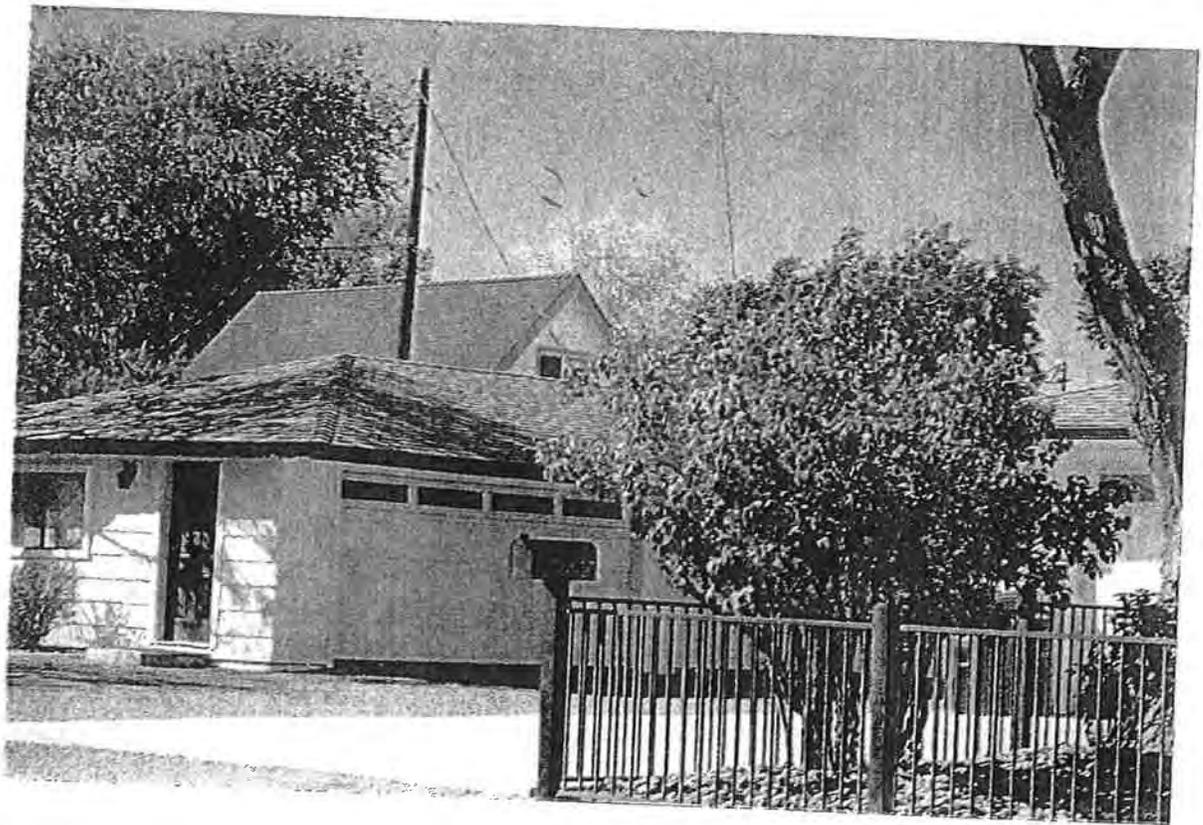
590 E. APPION ST. . ACCESSORY BLDG.



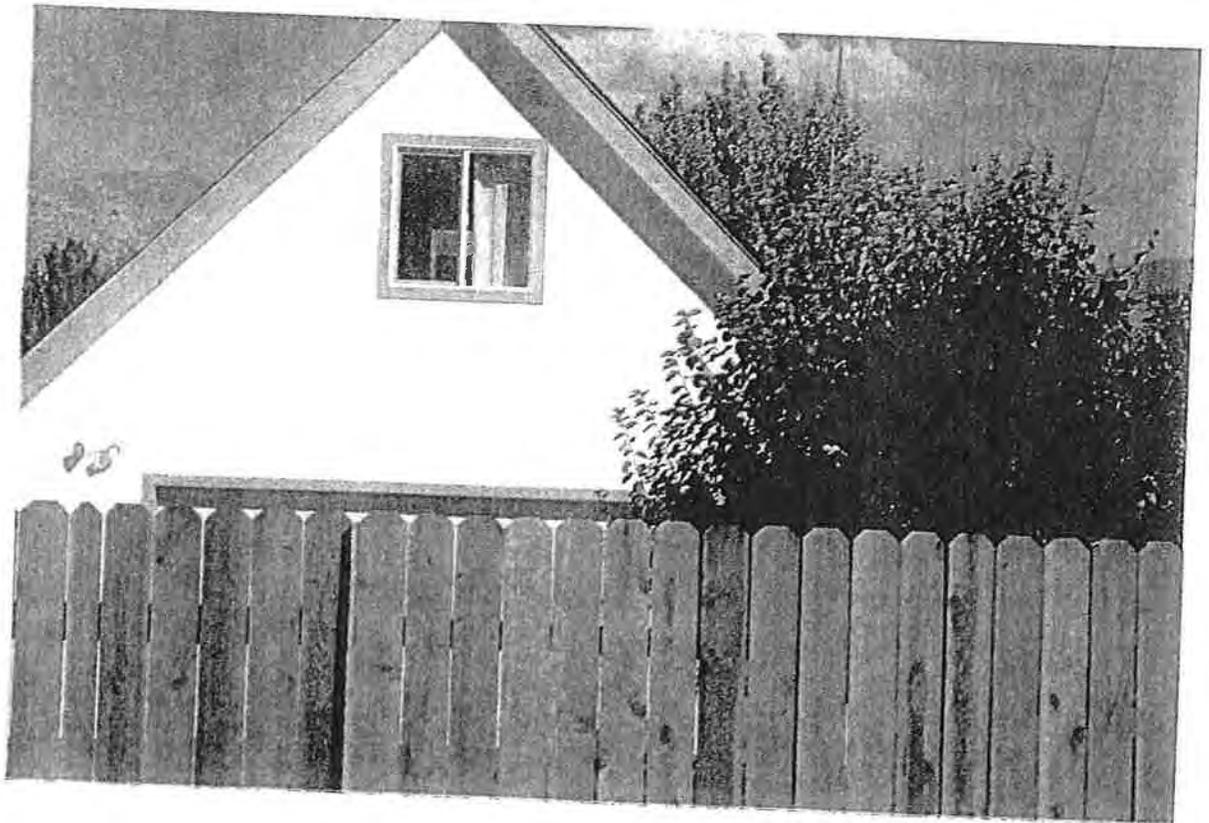
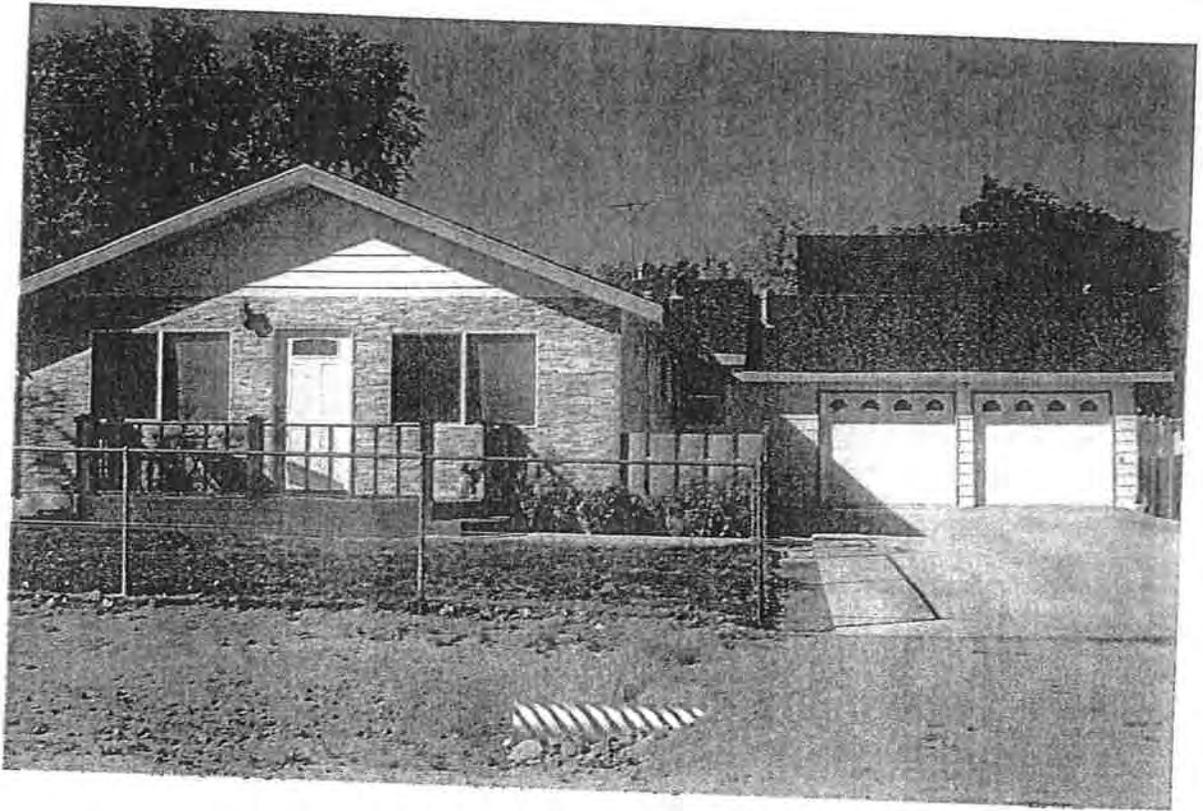
620 E. APPION ST. BARN



590 E. APPION, W/GARAGE



4689 SILVER SAGE DR. W/NEW BLDG.



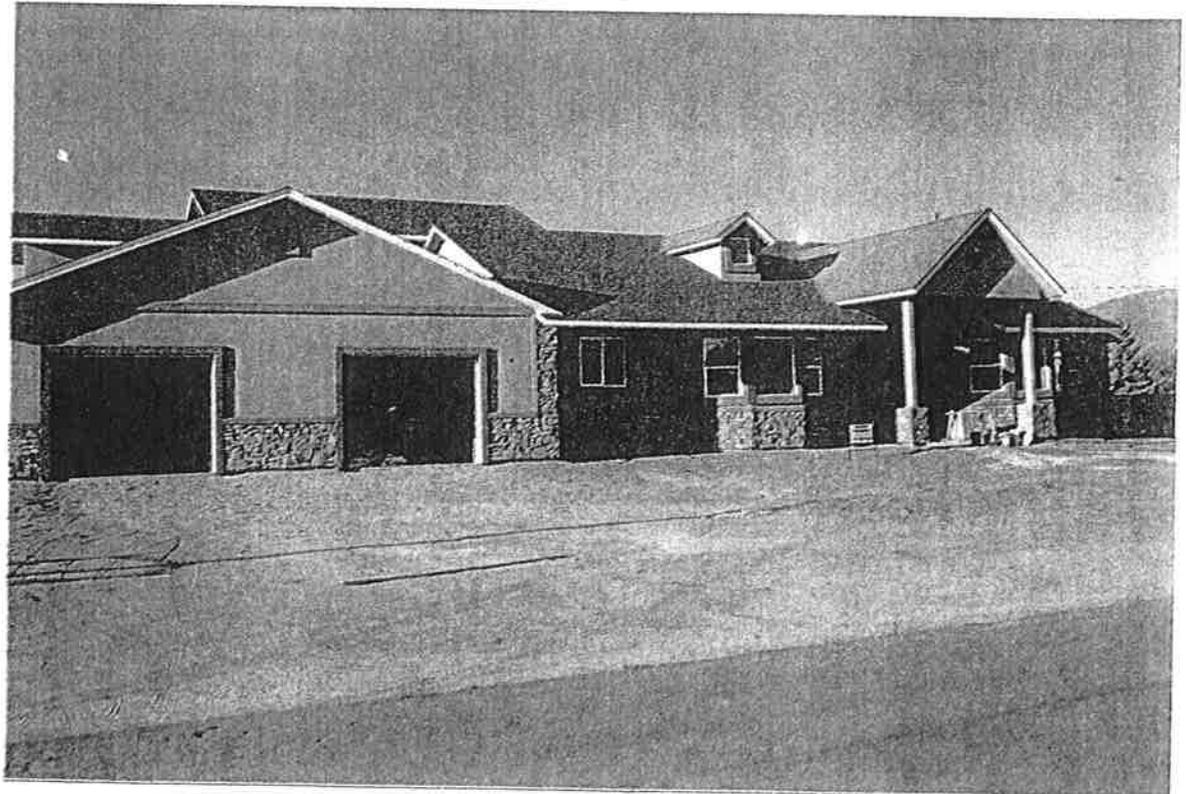
**NEWER  
CONSTRUCTION**

670 E. WILLOW ST.

ADJACENT TO SUBJECT

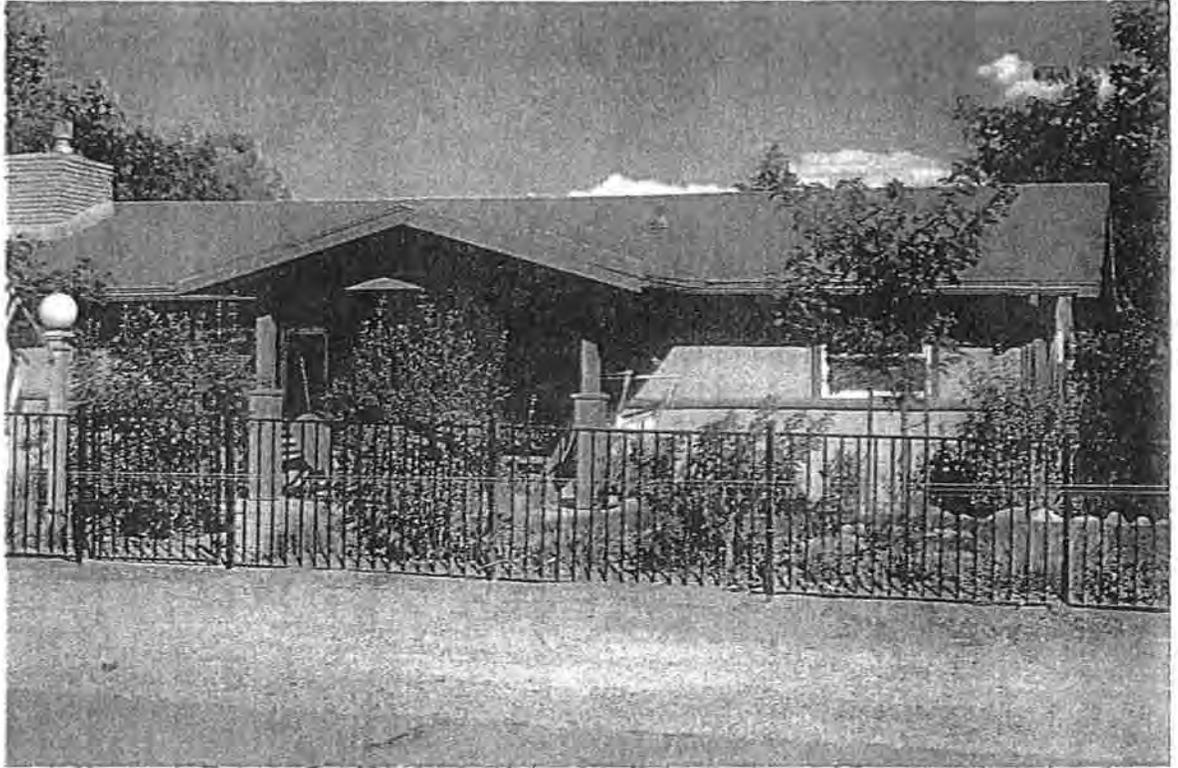


NEW 3 BLOCKS FRM SUBJECT

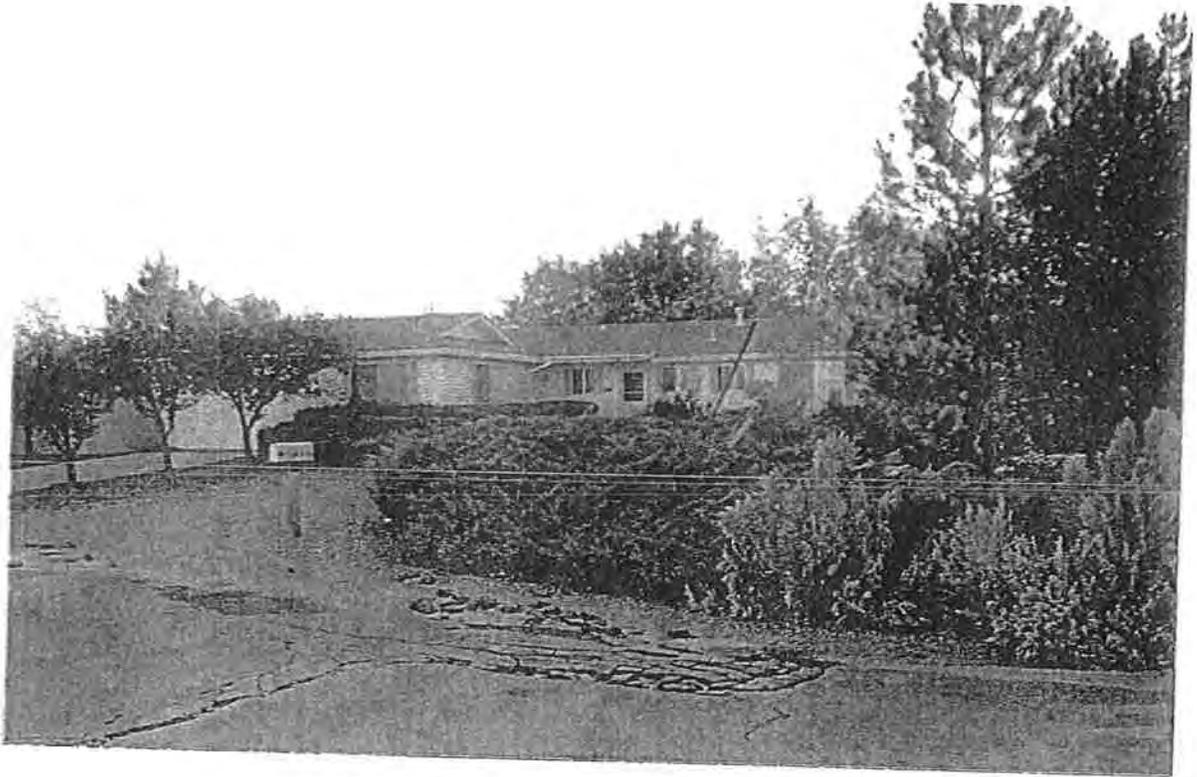


**TYPICAL HOMES  
IN NEIGHBORHOOD**

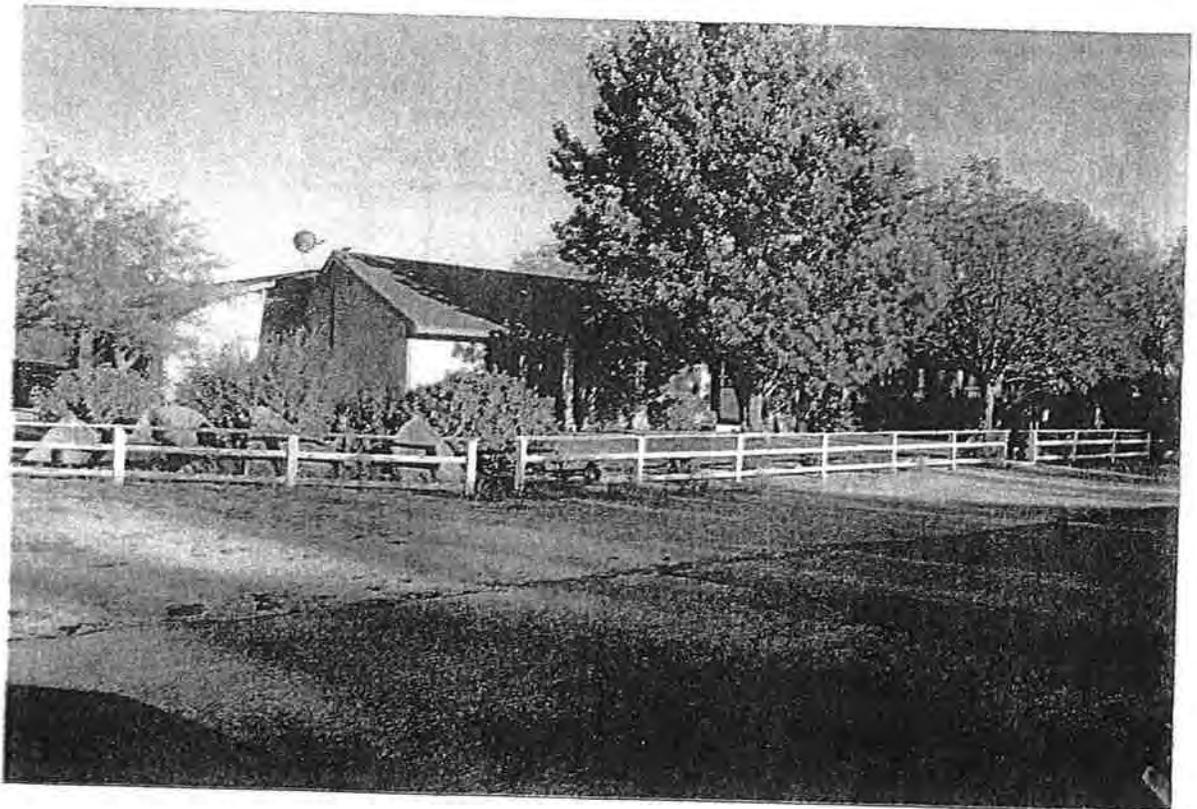
4639 SILVER SAGE DR. W/YARD



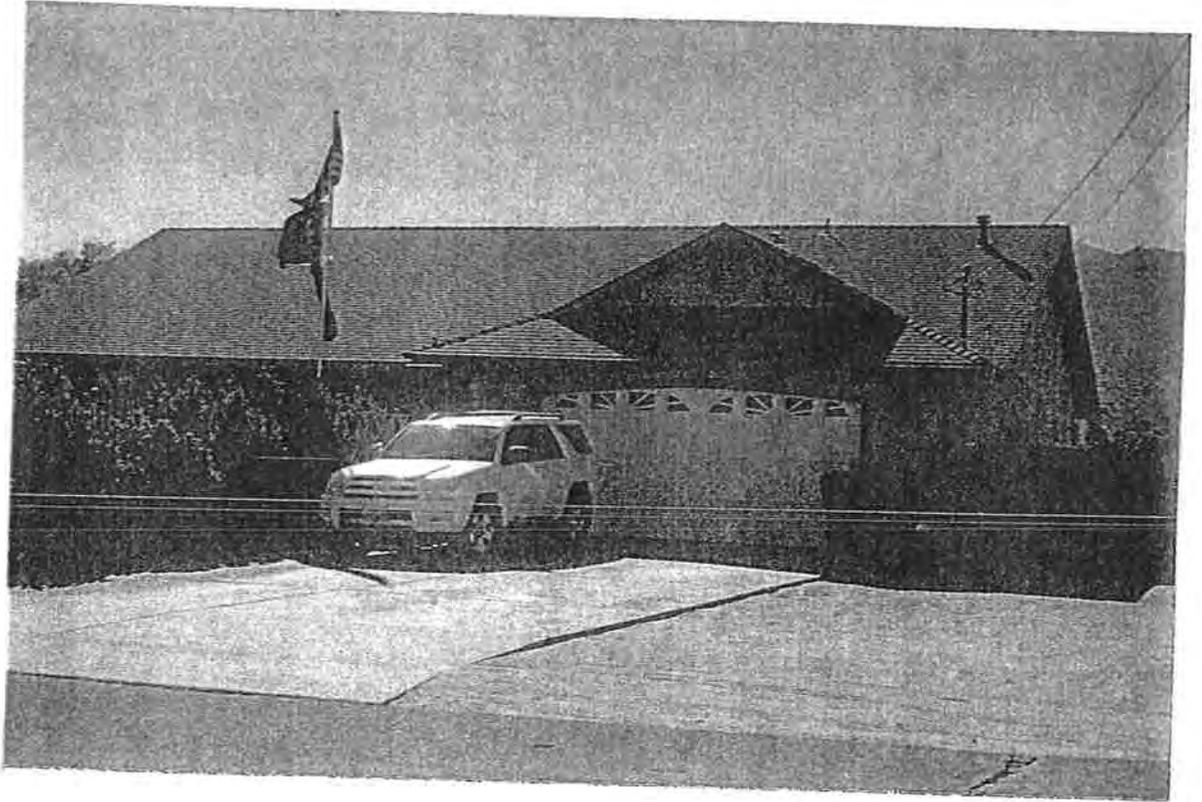
**4646 CENTER DR.**



**4521 CENTER DR.**



**4856 SILVER SAGE DR. W/BLDG.**



**4830 SILVER SAGE DR.**



## SUMMARY OF BASIS FOR OPPOSITION AND DENIAL OF THE "SPECIAL USE PERMIT"

1. The Subject Property and our neighborhood is zoned SF1A which is a single family residential neighborhood. Accessory farm structure (use is for housing farm equipment or animals...), agricultural use, animals and fowl, home occupation and recreation such as swimming pools and tennis courts are among the primary uses conditional uses for schools, churches, child care, utility substation, temporary tract sales offices and bed & breakfast inns are specified in the zoning code. NONE OF THESE ARE INDUSTRIAL USES.

Limited Industrial zoning identifies "Auto body repair, painting, ect." use is acceptable, however even within this zoning a Special Use Permit for this activity is required.

General Industrial zoning accommodates activities that are potentially hazardous or commonly recognized as offensive conditions. Among these activities are Automobile storage (no dismantling) & welding.

"Junkyard" definition: "means any space used for collecting, storage, abandonment or sale of junk ...including the dismantling, demolition or abandonment of automobiles, other vehicles, or placement of 1 or more dismantled or partially dismantled vehicles."

2. The existing vehicle storage on the Subject Property fits the definition of "Junkyard".
3. CARSON CITY MASTER PLAN – The proposed structure does not meet the Guiding Principles or Goals of the Master Plan as described within Chapter 6
4. The proposed structure does not fit or meet the Municipal Code Zoning Code for SF1A.
5. The existing vehicle storage on the Subject Property fits the definition of "Junkyard".
6. The intended use of the structure which is the subject of this "Special Use Permit" request is for activities that pose potential environmental hazards to humans and animals. These activities are also commonly recognized as offensive in residential neighborhoods.
7. Approval of this Special Use Permit and storage of more than 2 vehicles that or not operable on the highway does not conform to wisdom, purpose and implementation of Carson City's Master Plan and or Zoning Codes. The consequences of these actions will have a negative effect on property values which also impacts tax revenue.

### Attachments

The attachments are included to demonstrate that the proposed accessory structure does not conform in character or compatibility to the usual and customary buildings in its neighborhood.

- 1) Photograph of a typical Metal Building as proposed which is the subject of the request for this Special Use Permit
- 2) Photographs of existing neighborhood homes and improvements within close proximity to the Subject Property and topic of this Permit.





RECEIVED

OCT 04 2017

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

CARSON CITY  
PLANNING DIVISION

**FILE # SUP - 17 - 164**

**SPECIAL USE PERMIT**

APPLICANT PHONE #  
David Stoops 775.818.8351

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee

MAILING ADDRESS, CITY, STATE, ZIP  
4444 Center Street. Carson City, NV 89701

\*Due after application is deemed complete by staff

EMAIL ADDRESS  
ruger178@yahoo.com

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

PROPERTY OWNER PHONE #  
Same as applic@ant same as above

- 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)

MAILING ADDRESS, CITY, STATE, ZIP  
Same as above

CD or USB DRIVE with complete application in PDF

EMAIL ADDRESS  
same as above

Application Received and Reviewed By: \_\_\_\_\_

APPLICANT AGENT/REPRESENTATIVE PHONE #  
J.P. Smith 775.301.7497

Submittal Deadline: See attached Planning Commission application submittal schedule.

MAILING ADDRESS, CITY STATE, ZIP  
Post Office Box 6 Fernley Nevada 89408

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

EMAIL ADDRESS  
jpcombinedemail@gmail.com

Project's Assessor Parcel Number(s): 09-174-03  
Street Address: 4444 Center Street

Project's Master Plan Designation: Low Density Residential  
Project's Current Zoning: SF1A  
Nearest Major Cross Street(s): Clearview Drive

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

Additional accessory structure for RV and boat storage above allowed based on existing SFR.

**PROPERTY OWNER'S AFFIDAVIT**

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

[Signature] 4444 Center Street 29 September 2017  
Signature Address Date

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

STATE OF NEVADA )  
COUNTY Carson City )

On 29 Sept, 2017, David Stoops 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

WITNEY A. DACHEW  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF LYON  
My Comm. Expires 10-23-2018  
Certificate No. 17-1756-12

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.

<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		<b>FOR OFFICE USE ONLY:</b>  CCMC 18.02.080  <b>SPECIAL USE PERMIT</b>  <b>FEE*:</b> \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff
<b>FILE # SUP - 17 -</b>		<input type="checkbox"/> <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b> <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)  <input type="checkbox"/> <b>CD or USB DRIVE with complete application in PDF</b>
<b>APPLICANT</b> David Stoops	<b>PHONE #</b> 775.818.8351	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 4444 Center Street. Carson City, NV 89701		
<b>EMAIL ADDRESS</b> ruger178@yahoo.com		
<b>PROPERTY OWNER</b> Same as applic@ant	<b>PHONE #</b> same as above	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> Same as above		
<b>EMAIL ADDRESS</b> same as above		
<b>APPLICANT AGENT/REPRESENTATIVE</b> J.P. Smith	<b>PHONE #</b> 775.301.7497	
<b>MAILING ADDRESS, CITY STATE, ZIP</b> Post Office Box 6 Fernley Nevada 89408		
<b>EMAIL ADDRESS</b> jpcombinedemail@gmail.com		
<b>Project's Assessor Parcel Number(s):</b> 09-174-03	<b>Street Address</b> 4444 Center Street	
<b>Project's Master Plan Designation</b> Low Density Residential	<b>Project's Current Zoning</b> SF1A	<b>Nearest Major Cross Street(s)</b> Clearview Drive
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.		
Additional accessory structure for RV and boat storage above allowed based on existing SFR.		
<b>PROPERTY OWNER'S AFFIDAVIT</b> <del>David Stoops</del> <i>Susan Stoops</i> 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.		
<i>Susan Stoops</i> Signature	4444 Center Street Address	29 September 2017 Date
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA ) COUNTY <i>Carson City</i> ) On <i>29 sept</i> 2017, <i>Susan Stoops</i> , 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.		
<i>[Signature]</i> Notary Public	 NOTARY PUBLIC STATE OF NEVADA COUNTY OF LYON My Comm. Expires 10-23-2018 Certificate No. 17-1756-12	
<b>NOTE:</b> 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.		

**Narrative and supporting information in support of  
Special Use Permit for David Stoops,  
4444 Center Street, Carson City, Nevada 89701**

Date : Friday, 30 September, 2017  
To : Carson City Planning Department  
From : David Stoops, Applicant  
RE : SUP Application for 4444 Center Street.  
Carson City, Nevada 89701

To whom it may concern:

Accompanying this document is the Application and supporting data in support of a Special Use Permit for David Stoops, 4444 Center Street, Carson City, Nevada, 89701.

Since Mr. Stoops's father's passing, he has purchased the family home at the above noted address to allow this mother to age in place in the home she's known for the past 30 years.

Mr. Stoops and his adolescent son now share the home with his mother and with the combining of the two households has necessitated the need for a proper storage building to house Mr. Stoops RV and Boat. Additionally, the family needs an enclosed structure to house many of Mr. Stoops's father's extensive collection of under restoration antique trucks which are currently stored outdoors and are experiencing excessive deterioration due to their exposure to the elements.

The proposed structure is a fabricated metal building with a low profile roof (2:12) and low (14'-0') eave. The metal panel walls and roof system will be an earth tone beige to be compatible with the neighboring properties.

Due to the small size of the family home (1416 sq/ft) and the existence of one already permitted accessory structure (800 sq/ft), has triggered the need to apply for a Special Use Permit for Mr. Stoops to build his proposed (2,000 sq/ft) accessory storage building to comply to City Codes requiring the process when the total of accessory structures (2,800 sq/ft) exceed the overall size of the residence (1416 sq/ft).

SUP Application  
David Stoops  
Page 2:

Where the combination of structures would overwhelm most residential areas of the City, the South Valley Estates area was created with one acre and larger lots. Given Mr. Stoops one-acre lot (43560 sq/ft) and the combined total of existing and proposed development (4216 sq/ft) would create 10% lot coverage far below City Codes allowances.

The direct and surrounding neighborhood has been similarly developed with many having the same size and scope of accessory storage buildings making Mr. Stoops request compatible with the neighborhood. The proposed structure meets and exceeds all Building and Zoning codes and building setbacks.

As a good neighbor, Mr. Stoops visited with all his adjacent neighbors though not all within the three hundred feet noticing area due to absentee ownership (rentals). All had no objection to Mr. Stoops proposal and signed letters of support which are provided as part of this application.

Required Submittal Data and Exhibits:

Mr. Stoops has prepared and supplied the following exhibits.

1. Completed and notarized Special Use Application.
2. Site plan of property showing existing and proposed structures with setbacks, dimensions and Vicinity Map.
3. Floor Plan of proposed Accessory Building.
4. Exterior Elevations of proposed Accessory Building.
5. Assessors Maps of the area within the 300-foot notification area.
6. List of all Property Owners with in the 300-foot notification area.
7. Copy of City Treasures Property Tax Payment Record showing all property taxes for 2017 have been paid in full.
8. Copies of Letters of Support of adjacent property owners.

9. Additional Information and Compliance data provided in this document.

#### Project Impact and Compliance Reports.

##### Impact on City Services:

Due to the residential nature and use of the proposed accessory structure there are no adverse impacts on City water, sanitary and storm structures, fire or police services.

##### Master Plan Compliance:

##### CCMC 18.02.0800(5)

1. The proposed accessory structure is allowed and is typical of surrounding residential development of the one-acre neighborhood and demonstrates adherence the goals and regulation of the City's Master and Zoning Plans.
2. As demonstrated above, the proposed additional accessory structure will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and is compatible and preserves the caricature and integrity of adjacent development and neighborhoods or improvements or modifications 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. Adjacent Development.  
North: SFR w/ accessory structures similar in nature of the proposed, South: SFR w/ accessory structures similar in nature of the proposed, East: SFR, West SFR, this neighbor wants to build a similar structure in the future.
  - b. Similar development
  - c. No outdoor lighting is proposed.

- d. No additional landscaping is required or proposed. New structure will be located behind existing six-foot high fence.
- e. Development will demonstrate compatible development within the neighborhood and add property tax income to the City.
- f. The proposed structure will utilize the existing driveway and gate and will not add impact vehicular or pedestrian movements.
- g. The proposed structure will have no impact on Police services and given its metal construction, no impact on Fire Services. A new City Fire Hydrant was just installed seventy feet from its location.
- h. No plumbing facilities are proposed, so no impact on City sanitary sewer.
- i. Proposed structure will utilize existing driveway and gate.
- J. No road improvements are needed as proposed structure will utilize existing driveway.

The above information is provided after consultation with all of the above City agencies and service providers.

5. CCMC 18.04.190 Conformance  
As noted above

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

End



# 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: \_\_\_\_\_

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 (3.1 b)?
- 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)?

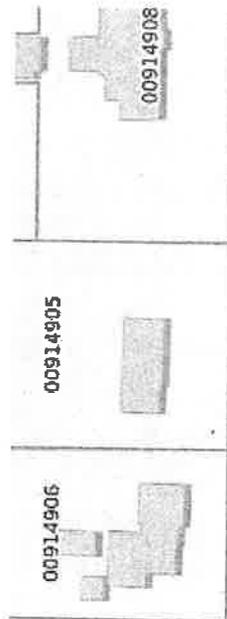
## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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:

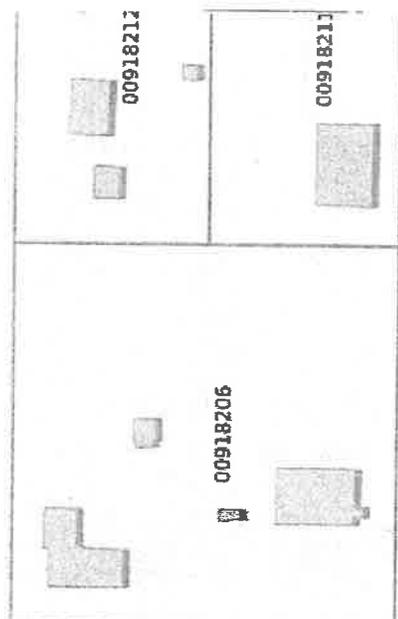
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate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



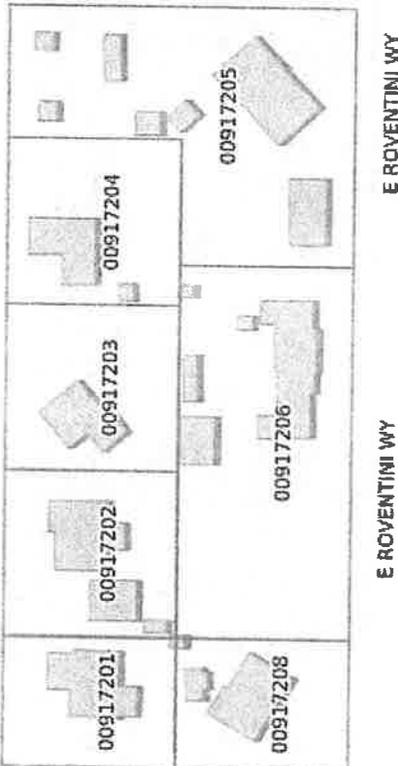
CLEARVIEW DR



CLEARVIEW DR



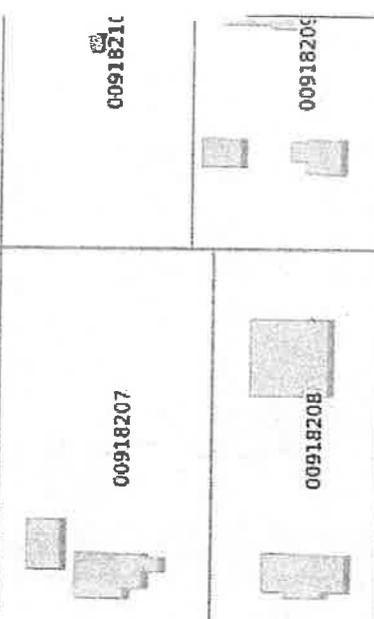
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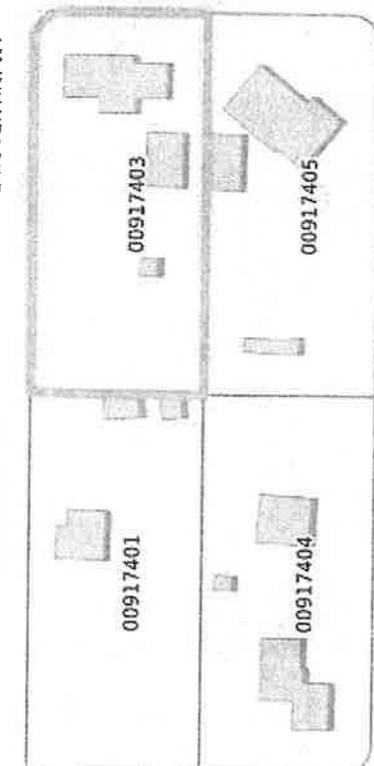
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CLEARVIEW DR

EARVIEW DR



CLEARVIEW DR



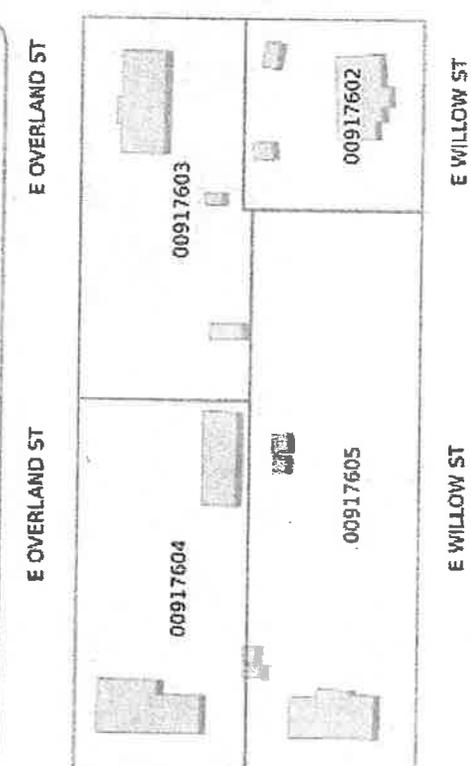
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ROVENTINI WY



CLEARVIEW DR



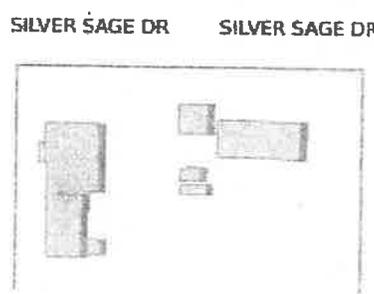
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OVERLAND ST

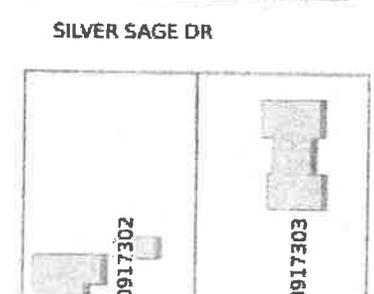


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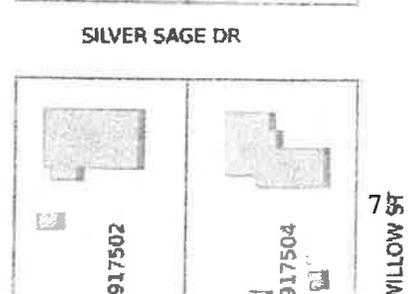


SILVER SAGE DR

SILVER SAGE DR



SILVER SAGE DR



SILVER SAGE DR

WILLOW ST



EARVIEW DR



SILVER SAGE DR

SILVER SAGE DR

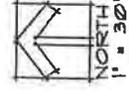


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WILLOW ST

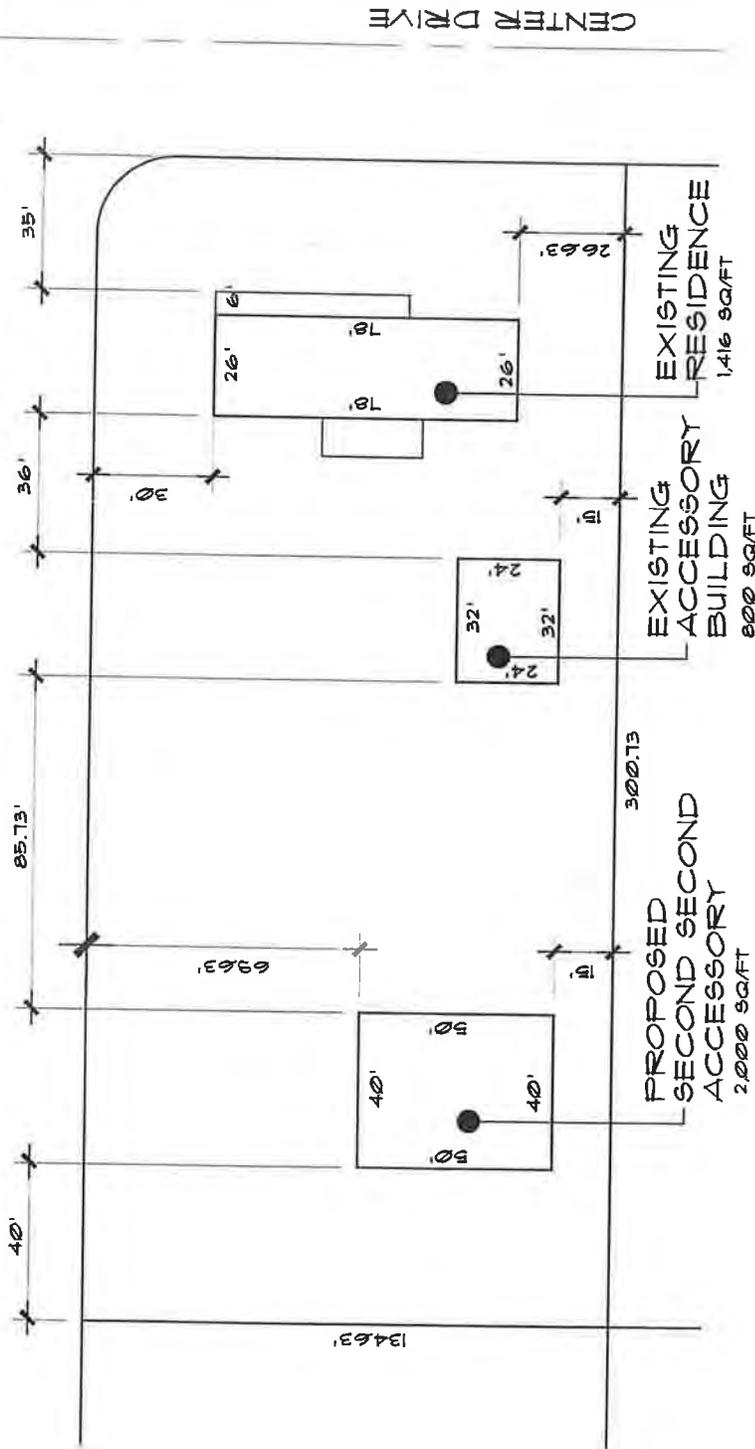


RECEIVED

OCT 04 2017

CARSON CITY  
PLANNING DIVISION

ROVENTINI



CENTER DRIVE

OWNER: DAVID STOOPS  
4444 CENTER STREET  
CARSON CITY, NV 89101

APPLICANT: SAME

REQUEST: ADD'L ACC. STRUCTURE

LOCATION: 4444 CENTER STREET

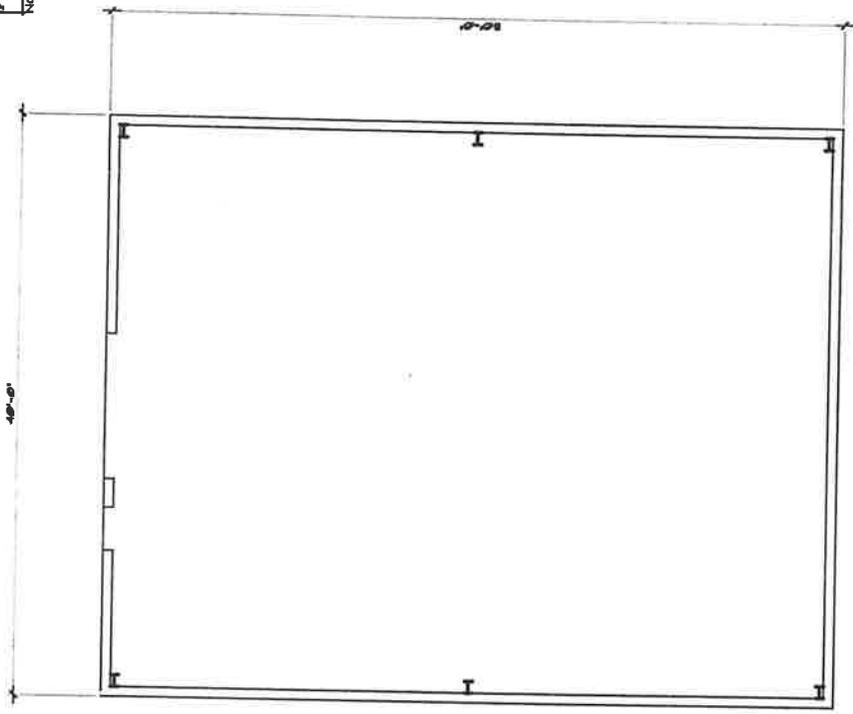
ZONING: SF1A

MASTER PLAN: LOW DENSITY RESIDENTIAL

APN: 09-174-03

DRAW BY OWNER

22-Aug-17



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



VICINITY MAP  
NO SCALE

OWNER: DAVID STOOPS  
 4444 CENTER STREET  
 CLACKAMASH CITY, NY 05101

APPLICANT: SAME

REGULATORY: ADD'L ACC. STRUCTURE

LOCATION: 4444 CENTER STREET

ZONING: RPA

MASTER PLAN: LOW DENSITY RESIDENTIAL

APP#: 09-174-03

DRAWN BY: OWNER

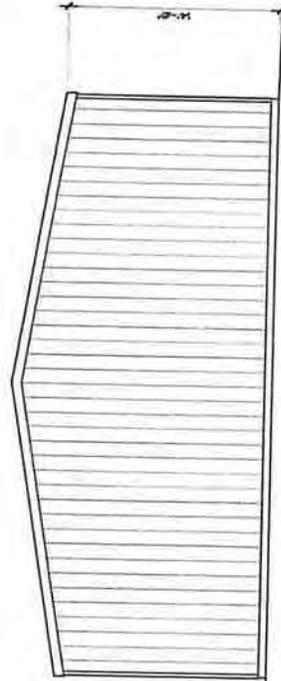
22-Aug-17



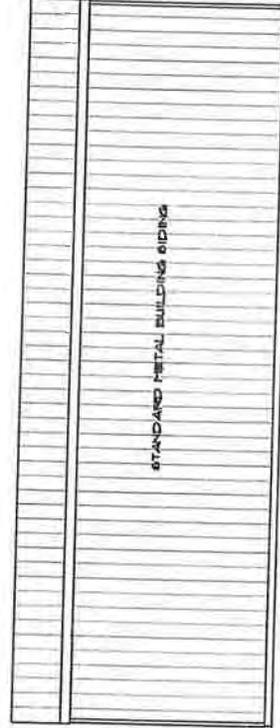
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"

OWNER: DAVID STOKES  
4444 CENTER STREET  
CARBON CITY, NY 13611

APPLICANT: SAME  
REQUEST: ADD'L ACC. STRUCTURE  
LOCATION: 4444 CENTER STREET  
ZONING: R61A  
MASTER PLAN: LOW DENSITY RESIDENTIAL  
APN: 69-114-03

DRAWN BY: OWNER

22-Aug-17

STOOPS SUP  
LAND OWNERS WITHIN 300 FEET.

**09-174-01**

Gary HITT Trust  
525 E ROVENTINI WY  
CARSON CITY, NV 897010 000

**09-174-03**

STOOPS, SUSAN D & STOOPS,  
DAVID  
4444 CENTER DR  
CARSON CITY, NV 89701-0000  
09-174-04

**09-174-04**

WESTBERG, GARY  
520 E OVERLAND ST  
CARSON CITY, NV 89701

**09-174-05**

PARK, JAMES C & TAMMIE K  
4486 CENTER DR  
CARSON CITY, NV 89701

**009-172-01**

WHIPPLE, BRENT R & SHERREAN  
501 CLEARVIEW DR  
CARSON CITY, NV 89701

**009-172-02**

SHORT, GREGORY W & PATRICIA G  
545 CLEARVIEW DR  
CARSON CITY, NV 89701

**009-172-03**

ANDERSON, BONNIE  
2301 CARSON RIVER RD  
CARSON CITY, NV 89701

**009-172-04**

DUVALL, ARTHUR J & SALLY B TR  
% A J & S B DUVALL, TRUSTEES  
2853 TUCKER CT  
CARSON CITY, NV 89701

**009-172-05**

CANARY, ALFRED E & CHERYL D  
4350 CENTER DR  
CARSON CITY, NV 89701

**009-172-06**

HUTTMAN, SUZANNE &  
HUTTMAN, ETAL  
301 PHYLLIS WY  
STAGECOACH, NV 89429

**009-172-08**

MARWIN, TERESA A  
4 GAY CIRCLE  
CARSON CITY, NV 89703

**009-176-03**

DAY, MITCHELL & MARIANNE  
671 E OVERLAND DR  
CARSON CITY, NV 89701

**009-176-04**

COSTELLO, DENISE M  
P O BOX 4644  
CARSON CITY, NV 89702

**009-182-06**

LABADIE, JEAN-MICHEL  
729 CLEARVIEW DR  
CARSON CITY, NV 89701

**009-182-07**

CALLANAN LIVING TRUST 2/24/14  
% ALAN & SHANE CALLANAN, TTEES  
4480 CENTER DR  
CARSON CITY, NV 89701

**009-182-08**

MUELLER, ZACH & LORI  
4489 CENTER DR

**009-188-12**

SHERLOCK, MICHAEL D  
4521 CENTER DR  
CARSON CITY, NV 89701

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-172-01**  
WHIPPLE, BRENT R & SHERREAN  
501 CLEARVIEW DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8/26/2017

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-08**  
MUELLER, ZACH & LORI  
4489 CENTER DR  
CARSON CITY, NEVADA 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s) 

Date: 8/29/2017

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701

**09-174-01**

Gary HITT Trust  
525 E ROVENTINI WY  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8-26-17 \_\_\_\_\_

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-172-05**  
CANARY, ALFRED E & CHERYL D  
4350 CENTER DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s) Alfred E Canary

Date: 8-26-17

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-06**  
LABADIE, JEAN-MICHEL  
729 CLEARVIEW DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)

 JEAN-MICHEL

Date:

8-26-17

Approval letter in support of Stoops Special Use Permit.

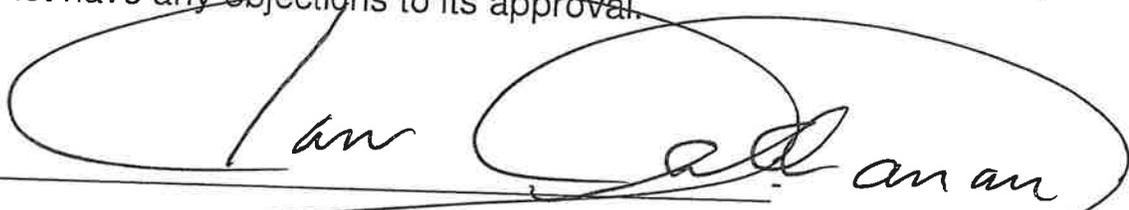
David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**009-182-07**  
CALLANAN LIVING TRUST 2/24/14  
% ALAN & SHANE CALLANAN, TTEES  
4480 CENTER DR  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)

A large, handwritten signature in black ink, appearing to read "Alan Callanan", is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

Date:

26 August 2017

Approval letter in support of Stoops Special Use Permit.

David Stoops  
4444 Center Drive  
Carson City, Nevada 89701 :

Property Owner:

**09-174-04**  
WESTBERG, GARY  
520 E OVERLAND ST  
CARSON CITY, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant David Stoops and do not have any objections to its approval.

(s)  \_\_\_\_\_

Date: 8-26-2017