

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 28, 2018

AGENDA ITEM: E.3

FILE NO: SUP-17-217

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow detached accessory structures of 50-75% of the size of the primary structure and to exceed 5% of the parcel size, on a property zoned Conservation Reserve (CR).

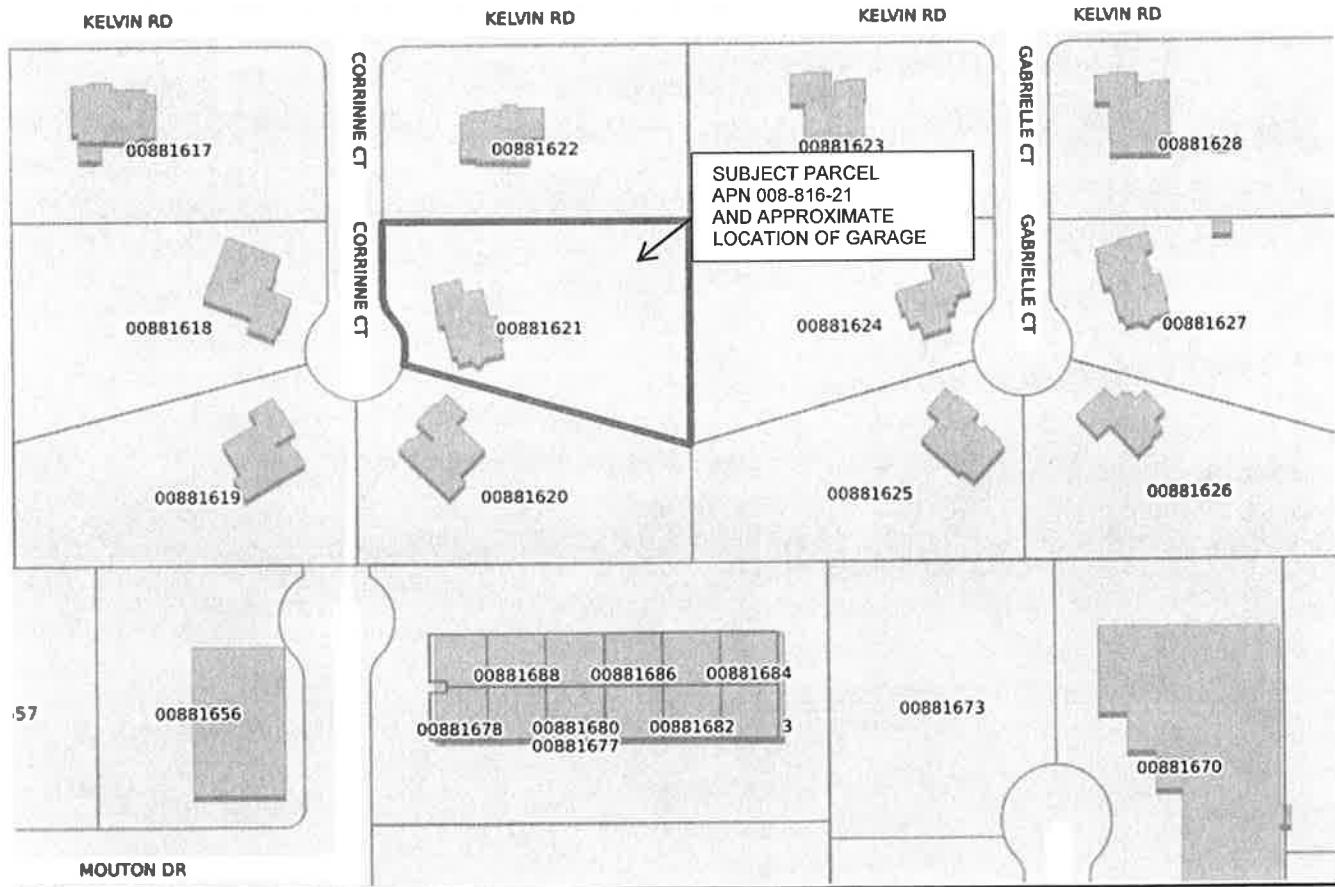
OWNER: Robert D. Hopkins II

APPLICANT: Robert D. Hopkins II

LOCATION: 5371 Corrinne Court

APN: 008-816-21

**RECOMMENDED MOTION: I move to approve SUP-17-217 a request from owner/applicant Robert D. Hopkins II to allow detached accessory structures of 50-75% of the size of the primary structure and to exceed 5% of the parcel size, on property zoned Conservation Reserve, located at 5371 Corrinne Court, APN 008-816-21 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 Planning Commission meeting 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 height shall not exceed 22 feet, measured to the highest point of the ridge.
9. The building size shall not exceed 2,625 square feet.
10. The exterior of the accessory building materials and colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. Project must comply with the 2012 International Fire code and northern Nevada Fire code amendments as adopted by Carson City.
12. Project is in the identified Wildland Urban Interface area (WUI) and must comply with the 2012 International WUI Code (IWUIC). Building construction is IRC Class 1.
13. If the total length of the driveway exceeds 150 feet, a turn-around is required by the IWUIC.
14. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.

15. The increased drainage produced by the proposed structure must not adversely affect neighboring properties.
16. The utility extensions and connections must be shown on the site plan that accompanies the permit.

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

17. The existing shed located in the northwest corner of the property must be removed prior to approval of the final inspection for the building permit, and before issuance of the Certificate of Occupancy for the new garage.
18. Any new detached accessory structures will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction on the site.
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. 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 18.02.080 (Special Use Permits), 18.04.165.2 (Conservation Reserve, Accessory Permitted Uses), 18.04.195 (Non-residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

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

**PRESENT ZONING:** Conservation Reserve (CR)

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Conservation Reserve/Single Family Residence  
EAST: Conservation Reserve/Single Family Residence  
SOUTH: Conservation Reserve/Single Family Residence  
WEST: Conservation Reserve/Single Family Residence

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone X, areas of minimal flooding
2. EARTHQUAKE FAULT: Moderate, zone III, beyond 500 feet
3. SLOPE/DRAINAGE: Relatively flat, slopes to the south

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 1.01 acres/44,101 square feet
2. PROPOSED STRUCTURE SIZE: 2,625 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 22 feet at the highest point of the ridge, with 1/12 roof height construction
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Setbacks for the entire North Canyon Estates Subdivision are those used in the Single Family 1 Acre zoning district, rather than the Conservation Reserve zoning district, as stipulated in a letter from the Planning Director. Required/Proposed in feet: Front (west) 30/170, Left (north) Side 15/25, Right (south) Side 15/approximately 100, Rear (east) 30/30 and Height 32/22 at the highest point of the ridge
6. VARIANCES REQUESTED: None

**ADDITIONAL REVIEWS:** None

**DISCUSSION:**

A Special Use Permit is required for the following reasons:

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. In addition, proposed detached accessory structures which exceed 5% of the parcel size require additional review by Special Use Permit. As the proposed land coverage will exceed 5%, the applicant has elected to have one review under the Special Use Permit than one under an Administrative Permit and a second under a Special Use Permit.

The applicant is proposing a 2,625 square foot accessory structure that will be a garage for storing and protecting vehicles and items owned by the resident of the property. There is currently one shed in the northwest corner of the property which will be removed once the new structure is completed. A condition of approval will reflect the requirement for the shed removal prior to issuance of the final inspection and Certificate of Occupancy. Any new detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit, depending on the proposed size of any structure. This proposal is to add a new detached garage building of 2,625 square feet which will be 71% of the size of the primary residential structure of 3,710 square feet. The residence includes 2,894 square feet of living area, plus an attached garage of 816 square feet. The requested use of a garage is a permitted accessory use within the Conservation Reserve zoning district. The North Canyon Estates subdivision was approved under Conservation Reserve zoning, but was divided into parcels which are similar in size to the Single Family 1 Acre zoning district. As the zoning was not changed during the approval process for the subdivision, the Planning Director at the time determined that the intention was for the setbacks of this entire subdivision to be those used in the Single Family 1 Acre zoning district rather than Conservation Reserve, to reflect the actual size of the parcels. All building permits and construction in this subdivision have complied with the setbacks of the Single Family 1 Acre zoning district.

An additional review is related to the size of detached structures and land area. The parcel is 44,101 square feet in size. If more than 5% of the land area is proposed in detached accessory structures, additional review under a Special Use Permit is required. The garage is proposed at 2,625 square feet, or 5.95% of the land area.

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 with a garage door and a man door. A second garage door and man door are shown on the north

elevation. The east and south elevations are proposed to be blank. Access to the new building is proposed on the west and north by way of a proposed new driveway. An extension of the existing driveway is proposed, with a new section extending to the north, then continuing to the east to the new building at the northeast portion of the lot. No widening of the existing driveway access at Corrinne Court is proposed with the construction. It is noted the Fire Department will require a turn-around if the driveway length is proposed to exceed 150 feet.

This site is adjacent on all sides to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This property is similar to other properties developed with the North Canyon Estates subdivision, where all parcels are one acre in size or larger. 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 garage project will detract from the existing area. The applicant proposes off-street storage, vehicle parking, and could also have shop uses within the new garage building. The owner will be moving vehicles and materials currently located 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. A water and sewer connection is proposed within the new structure to accommodate one bathroom. The site is on City sewer and City water. A new utility connection for the water and sewer will be required in connection with the building permit. The Engineering Department has stated the addition of this utility connection will not strain the available public services in the area.

**PUBLIC COMMENTS:** Public notices were mailed to 40 property owners within 600 feet of the subject site on February 12, 2018. 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 Planning Commission prior to or at the meeting on February 28, 2018, 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 February 12, 2018 are included or attached to this report.

Engineering Department:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.
3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

Fire Department:

1. Project must comply with the 2012 International Fire Code (IFC) and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified Wildland Urban Interface area (WUI) and must comply with the 2012 International WUI Code (IWUIC). Building construction is International Residential Code (IRC) Class 1.
3. If the total length of the driveway exceeds 150 feet a turn-around is required by the IWUIC.

Health Department: No concerns

Environmental Control: No concerns

Parks and Recreation: 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.**

The project will be in consistent with Goals 1.2c, 3.3d, 3.3e, 6.1a, 6.2a, 9.3b and 9.4a.

Prioritize Infrastructure Improvements, Floodplain and Hazard Area Development, Geologic Hazards, Extension of Public Utilities, Undergrounding of Utilities, Establish Infill and Redevelopment Standards.

*The proposed garage, recreational vehicle storage and shop will be constructed of colors to 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 owner of the property. The proposed location of the garage will be at the northeastern portion of the lot. Access to the structure is proposed from the existing driveway, with an extension to the north then to the east. The proposed 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 larger zoning districts. This property is zoned Conservation Reserve, but all the parcels of the North Canyon Estates subdivision must meet a minimum size of one acre rather than the 20 acres currently required with this zoning designation. The parcels in this subdivision are required to meet the setbacks of the Single Family 1 Acre zoning district rather than Conservation Reserve as previously determined by the Planning Director.*

*A single bathroom is proposed. Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure. The garage is proposed to be sited outside the floodplain shown on this parcel on the official plat of North Canyon Estates.*

**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 of the owner. 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 secure parking, protection, and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties which are one acre or larger, where there are no sidewalk, curb or gutter improvements. Pedestrian access is limited.*

**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. One bathroom with City water and City sewer connections is proposed in the interior of this building. The proposed addition of this bathroom feature and garage on the site will also be reviewed during the building permit process. The addition of a large garage on this site is not anticipated to overburden any public services.*

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

*The zoning for this parcel is Conservation Reserve.*

*The purpose of the Conservation Reserve zoning district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints. This district is consistent with the policies of the Conservation Reserve (CR) category of the Master Plan, with uses such as open lands, agriculture, ranching or single-family residential. The size of parcels in this zoning district is usually limited to minimum of 20 acres. However, the North Canyon Estates Subdivision was approved with parcels which are one acre or slightly more in size. No change of zoning accompanied the approval of the subdivision map. The determination of the Planning Division by the Planning Director is that the parcels in this subdivision must meet the minimum setbacks for the Single Family 1 Acre zoning district, which corresponds to the size of the parcels, rather than Conservation Reserve zoning district.*

*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 site is located in the Low Density Residential Master Plan Designation.*

*The request for a Special Use Permit approval is generated by the land area coverage proposed in detached accessory structures, which exceeds the allowed 5% and is proposed at 5.95% of land coverage. In addition, the size of the proposed structure in relation to the size of the primary structure exceeds the percentage allowed without additional review by Administrative Permit. The applicant has elected to have only one review under the Special Use Permit rather than an Administrative Permit and Special Use Permit. The addition of this building to the site will create a ratio of accessory buildings to primary building of 71%. The primary residence is a single story of 3,710 square feet. The placement of the proposed garage building in the northeastern area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district rather than the Conservation Reserve zoning district. In addition, an existing shed on the site will be removed prior to the final inspection*

and issuance of the certificate of occupancy.

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

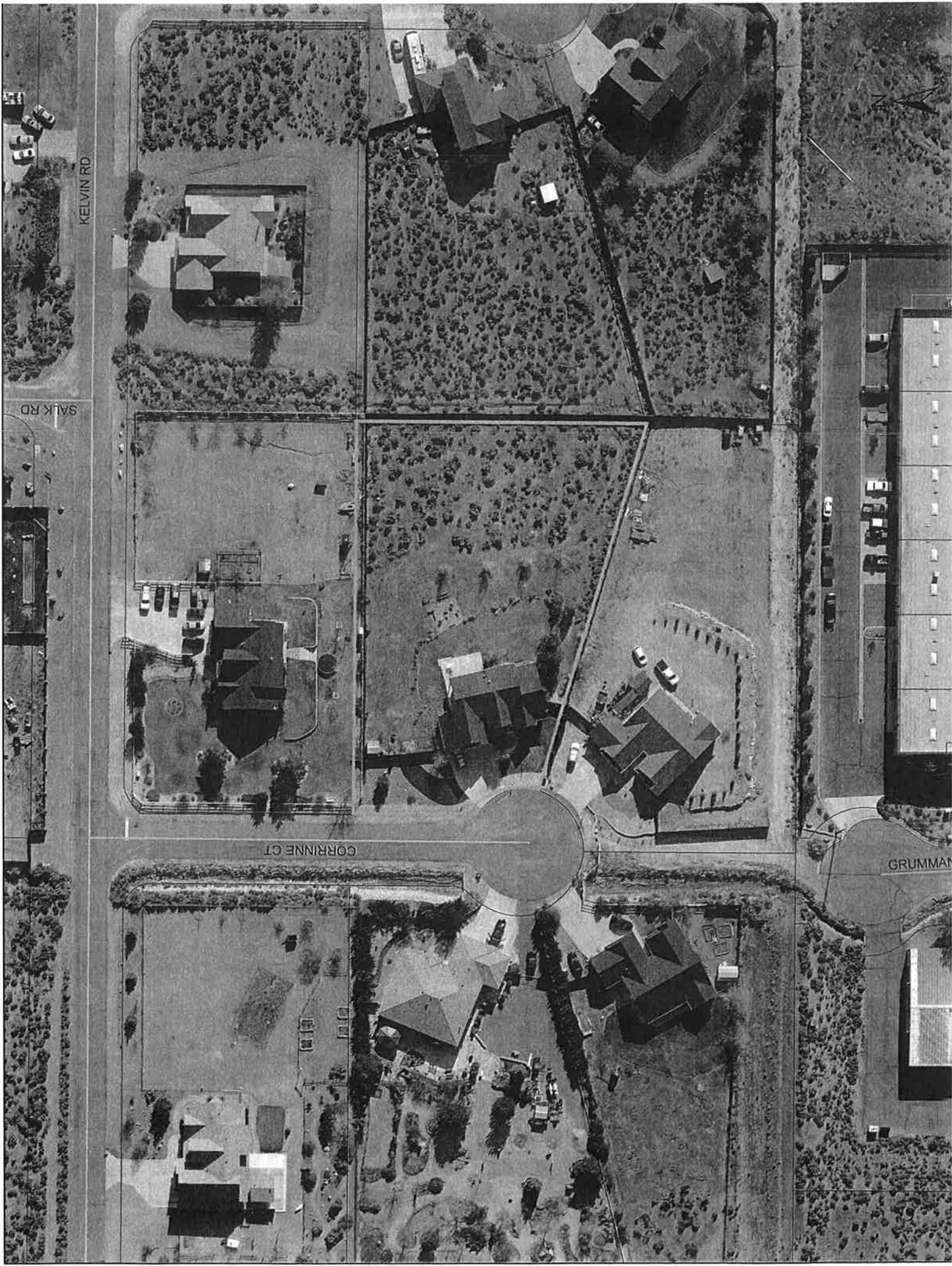
*The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. No harm to the public is anticipated as a result of the construction of a garage in this location. Under Conservation Reserve and Single Family 1 Acre zoning district 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 detached accessory structure of 2,625 square feet will be 71% of the size of the primary structure. It is being reviewed in conjunction with the Special Use Permit for land coverage as the size of the structure compared to the size of the parcel exceeds 5% of the land at 5.95% of land coverage. The detached accessory structure exceeds by less than 1% the size allowed without additional review, and does not appear to be extremely oversized in relation to the size of the parcel*

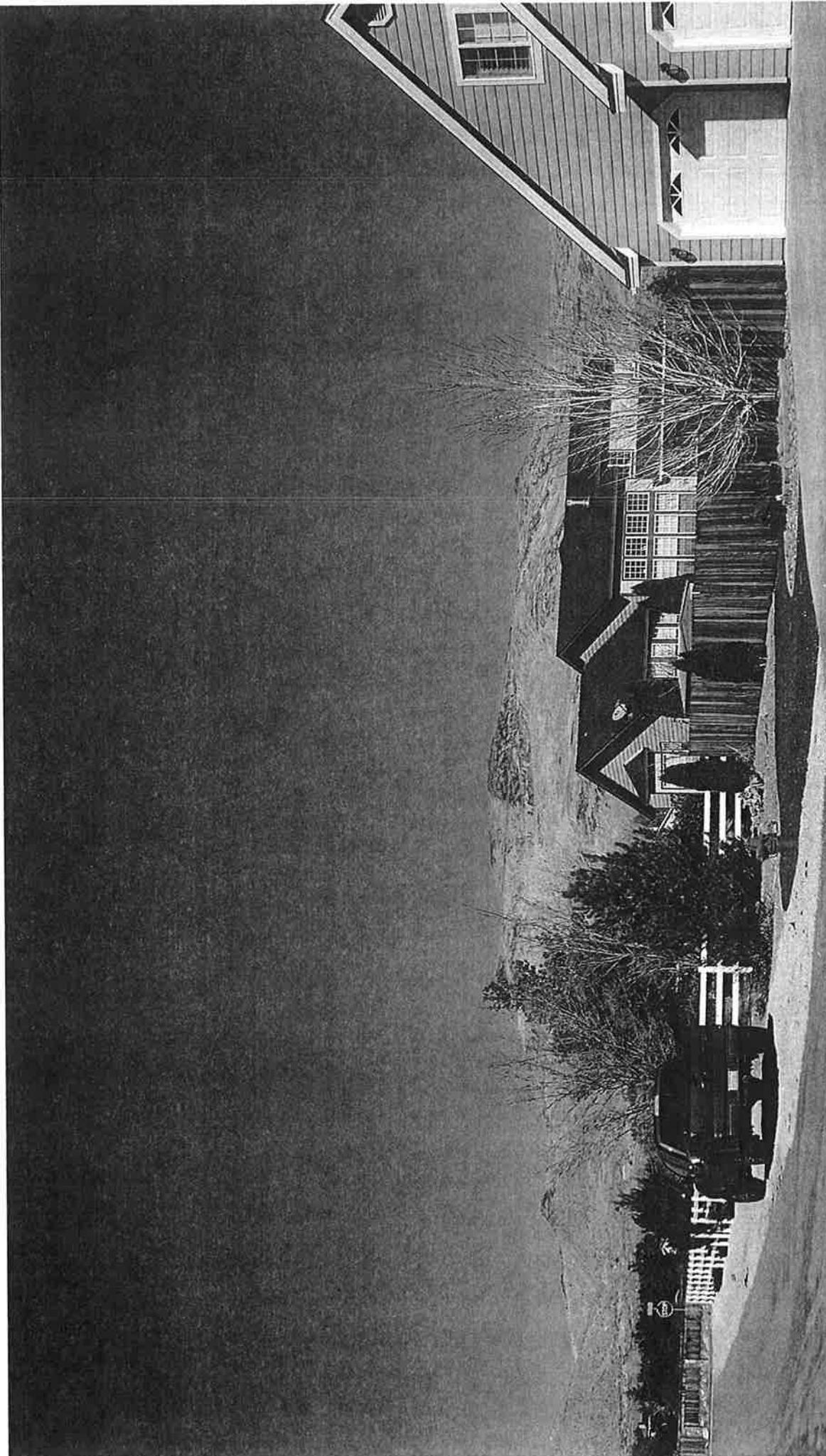
**7. Will not result in material damage or prejudice to other property in the vicinity.**

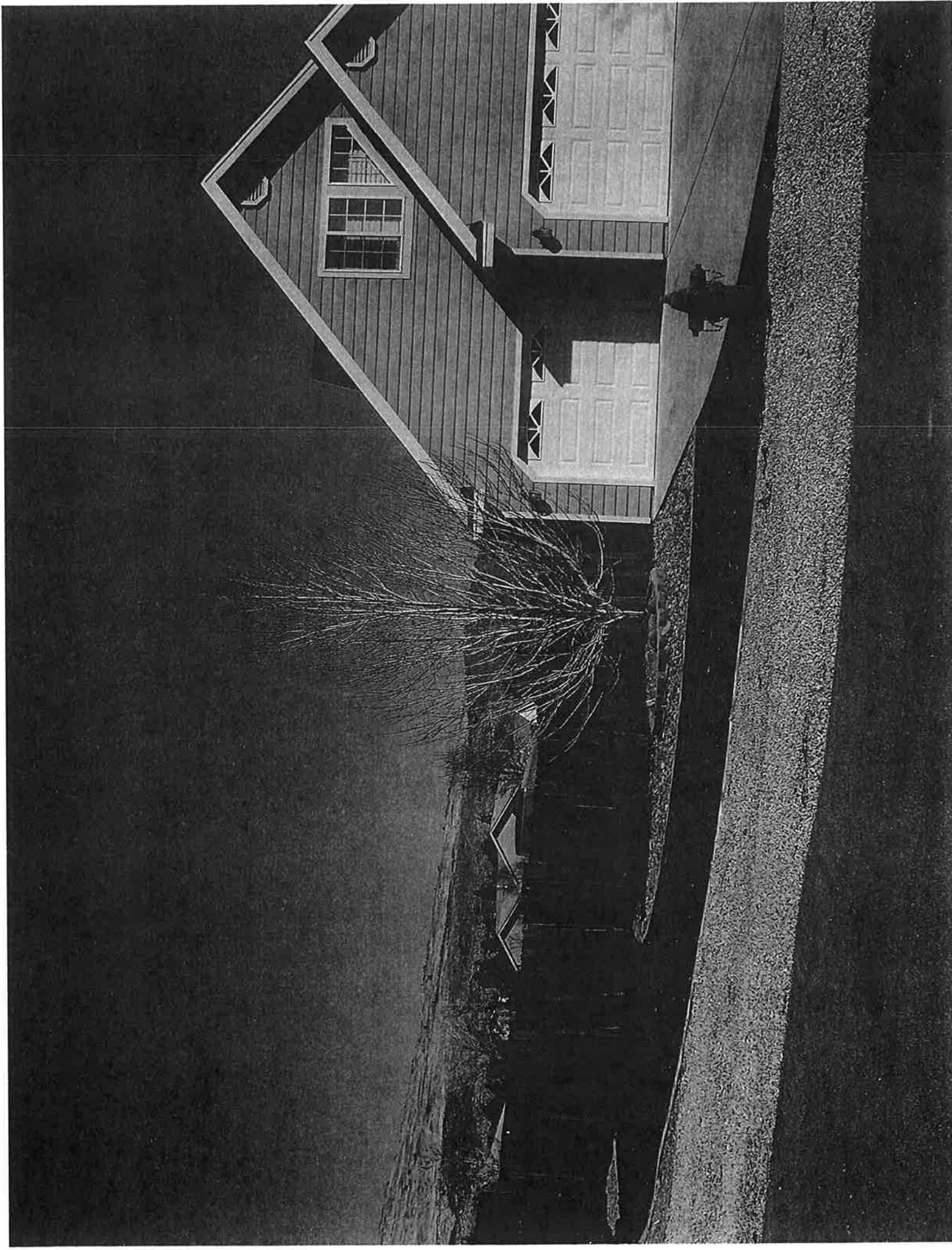
*Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the size of the primary structure compared to the detached accessory structure size as well as land coverage area compared to the size of the accessory structure. If the new structure were proposed to be attached to the primary structure, no review would have been necessary. Parcels with similar zoning in this vicinity may also have large accessory structures, such as guest buildings, garages, recreational vehicle garages, storage units, barns, carports, corrals, barns and so forth. If these accessory structures were to exceed 50% of the size of the primary structure and 5% of the land area, the owners could also apply for an Administrative Permit or Special Use Permit, if desired, to allow such an accessory structure on their properties.*

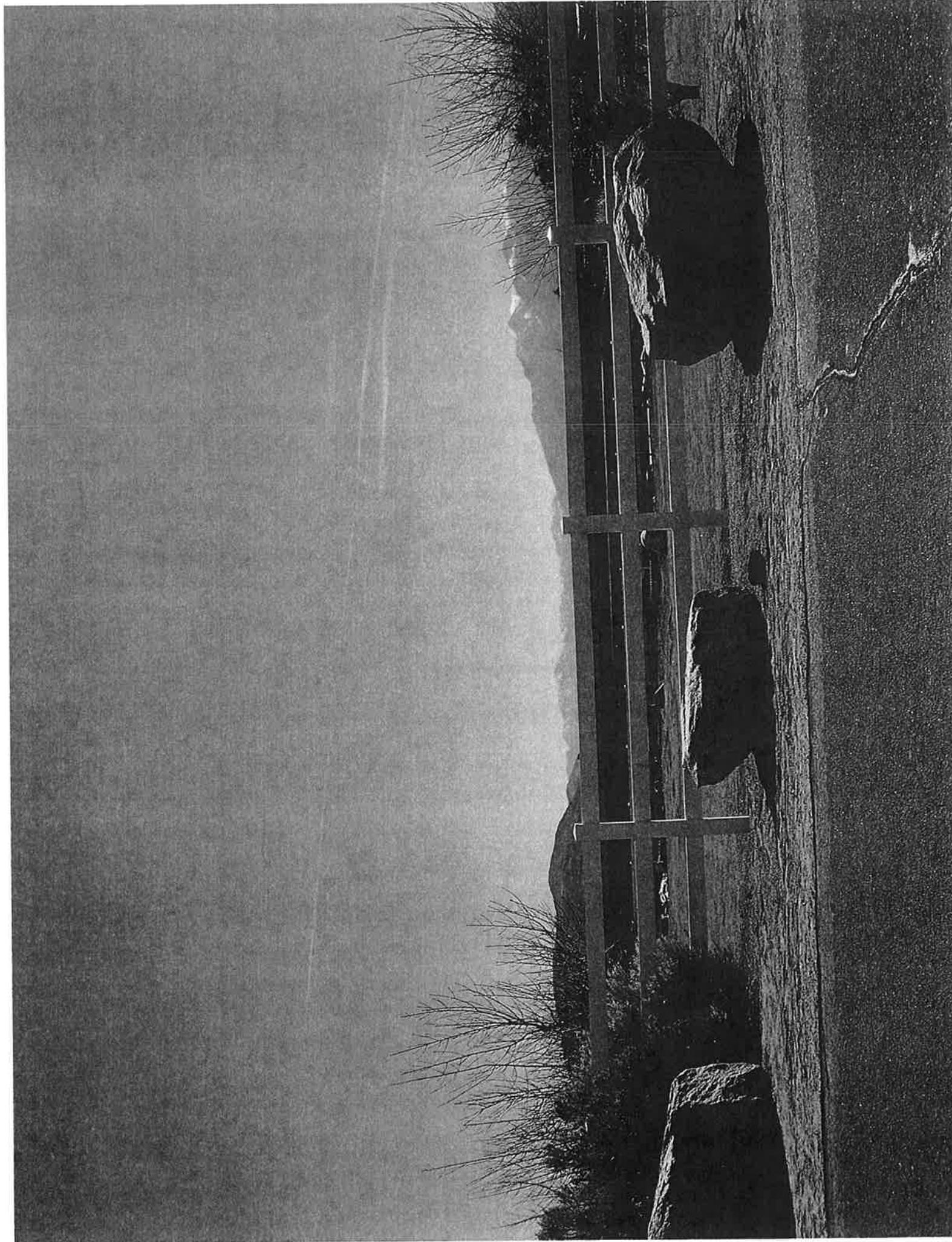
Attachments:

- Site Photos
- Engineering Comments
- Fire Comments
- Health Comments
- Environmental Control
- Parks and Recreation
- Application (SUP-17-217)









**Carson City Development Engineering  
Planning Commission Report**

File Number ADM-17-217

*Sub*

**TO:** Hope Sullivan, - Planning Department

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

**DATE:** Jan. 2, 2018                    **MEETING DATE:** Jan. 31, 2018

**SUBJECT TITLE:**

*Special use*  
Request for an ~~Administrative~~ Permit to allow a detached accessory structure of 50-75% of the size of the primary structure at 5371 Corrinne Ct, apn 08-816-21.

**RECOMMENDATION:**

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

**DISCUSSION:**

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

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

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

**C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**  
Development Engineering has no comment on this finding.

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

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

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

The new structure will have a very minor impact to the city sewer or water system. The impacts to the storm drain system are negligible.

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.
3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

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

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare  
The new structure will have no impact on public safety.

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

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

**Fire Department Comments – 01/03/18 (Dave Ruben)**

Comments for ADM 17-217:

*DRB*

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified Wildland Urban Interface area (WUI) and must comply with the 2012 International WUI Code. Building construction is IRC Class 1.
3. If the total length of the driveway exceeds 150' a turn around is required by the IWUIC.

Health Department – 2/9/2018 SUP-17-217

**SUP-17-217**

*Health and Human Services*

No concerns with the application as submitted.

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

[dboothe@carson.org](mailto:dboothe@carson.org)

January 23, 2018

Major Project Review Committee

Re: # SUP 17-217

Greetings,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 17-217 (Detached Garage) project:

1. ECA has no comments for this project.

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

Sincerely;

Mark Irwin  
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

**Parks & Rec Comments – 2/9/2018 SUP-17-217**

Hope.....

The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit application located at 5371 Corrinne Court.

Thank you for providing our department with the opportunity to review and comment on this project.

VERN & Patti

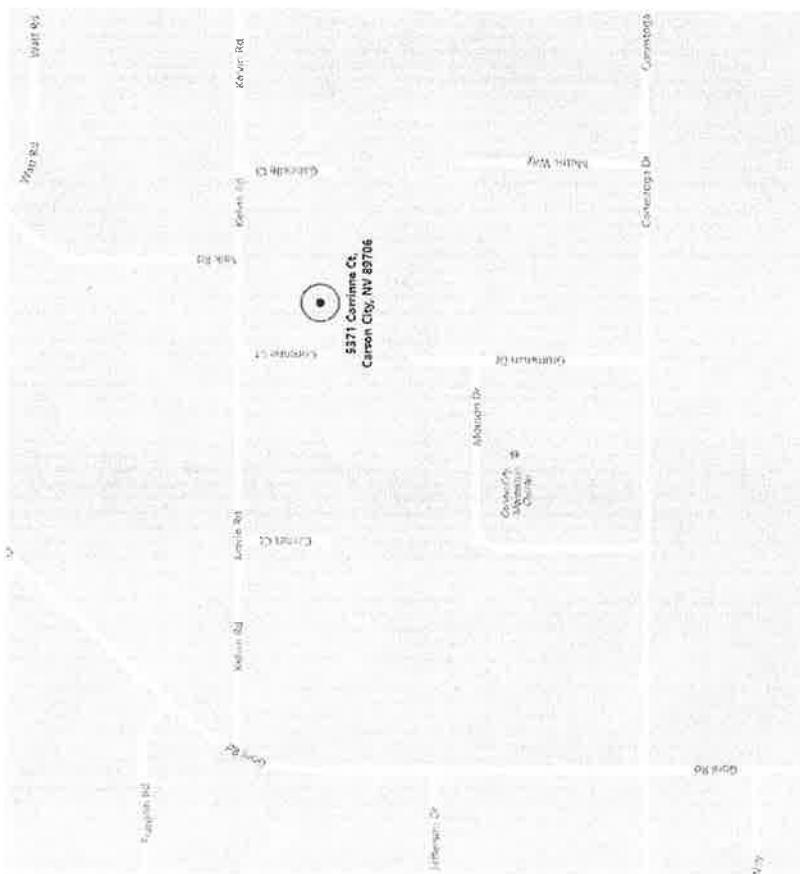
*Vern L. Krahn*  
*Senior Park Planner*

Carson City Parks, Recreation & Open Space Department  
3303 Butti Way, Bldg #9  
Carson City, NV 89701  
Office Phone: (775) 887-2262 x 7343  
Fax: (775) 887-2145  
[vkrahn@carson.org](mailto:vkrahn@carson.org)

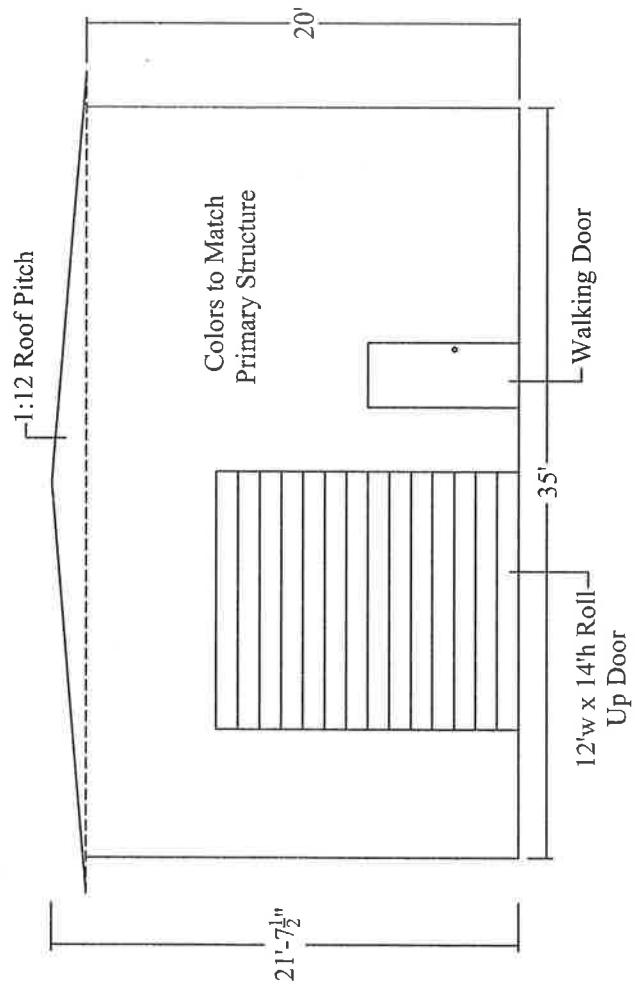


<b>Carson City Planning Division</b> <b>108 E. Proctor Street - Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: planning@carson.org</b>		<b>FOR OFFICE USE ONLY:</b> <b>CCMC 18.02.080</b>	<span style="float: right;">JAN 26 2018</span>
<b>FILE # SUP - 18 - SUP - 17 - 217</b>			
APPLICANT	PHONE #		
Robert D Hopkins	(408)802-6556		
MAILING ADDRESS, CITY, STATE, ZIP			
5371 Corrinne Ct, Carson City, NV 89706			
EMAIL ADDRESS			
weedino@gmail.com			
PROPERTY OWNER	PHONE #		
Same as above			
MAILING ADDRESS, CITY, STATE, ZIP			
EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE	PHONE #		
N/A			
MAILING ADDRESS, CITY STATE, ZIP			
EMAIL ADDRESS			
Project's Assessor Parcel Number(s):	Street Address		
008-816-21	5371 Corrinne Ct, Carson City, NV 89706		
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)	
Low Density Residential	CR (SF1A)	Kelvin Rd	
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.			
<u>Construction of a detached 2625 square foot accessory structure to be used as a garage.</u> <u>Structure will be 71% as large as primary structure and cover 5.95% of lot area.</u>			
PROPERTY OWNER'S AFFIDAVIT			
I, <u>Robert D Hopkins</u> , being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.			
Signature		Address	Date
5371 Corrinne Ct, Carson City, NV 89706      January 19, 2018			
Use additional page(s) if necessary for additional owners.			
STATE OF NEVADA		}	
COUNTY		}	
On <u>                  </u> , 2 <u>          </u> , <u>                  </u> , 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.			
Notary Public			
<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.			

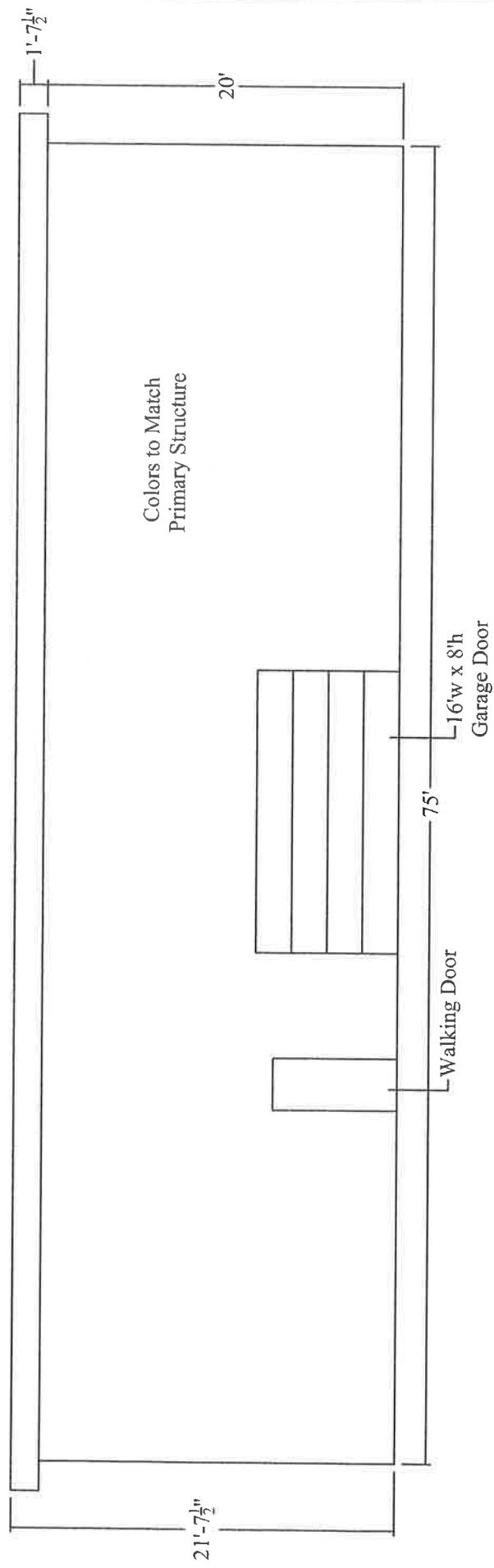
- Robert Hopkins
- 5371 Corrinne Ct, Carson City,  
NV 89706
- (408) 802-6556
- APN 008-816-21
- 5371 Corrinne Ct, Carson City,  
NV 89706
- Special Use Permit for Hopkins  
Residence



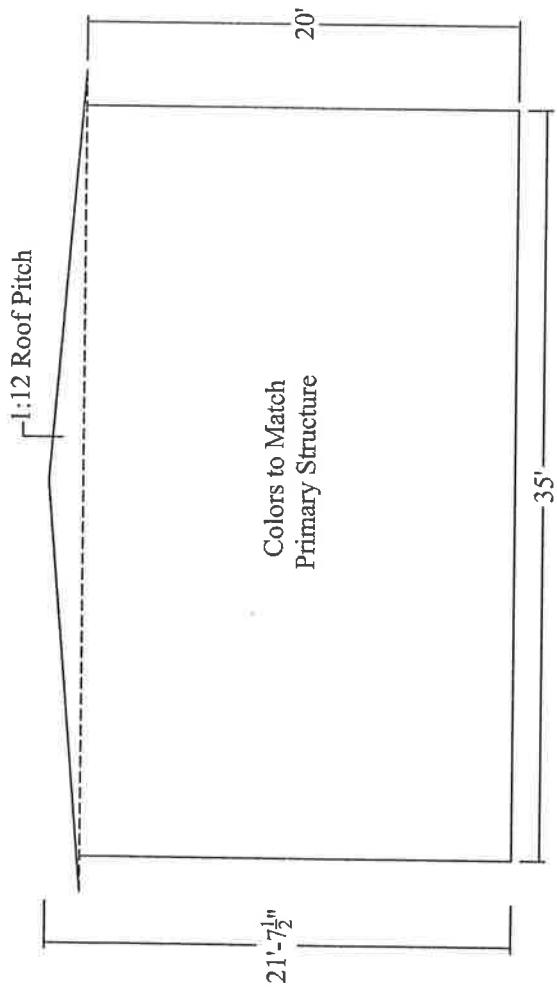
## West Elevation View



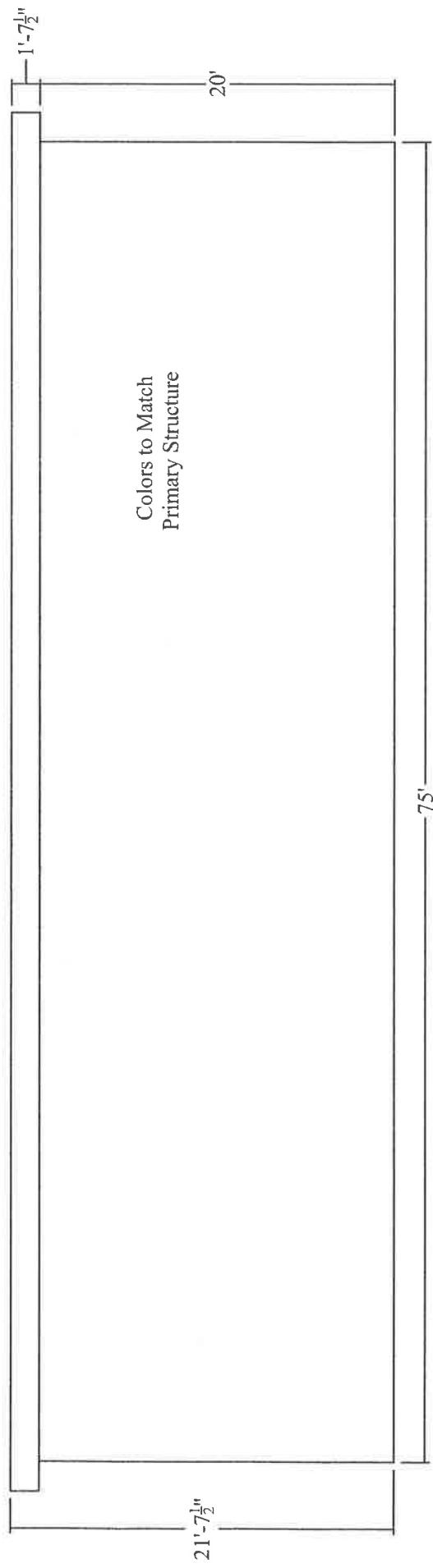
## North Elevation View



## East Elevation View



## South Elevation View



## Project Location

The proposed project site consists of 2625 square feet of APN: 008-816-21 which is located at 5371 Corrinne Ct in Carson City, Nevada.



## Existing Site Conditions

The proposed project site is on a single family 1.01 acre residential parcel with an existing residence (2894 square feet) and attached garage (816 square feet) located on the western end of the parcel. An existing shed on the northwest corner will be removed once the new structure is completed. Neighboring parcels are also used for single family residences and are approximately 1 acre in size.

## Existing Master Plan and Zoning Designations

The master plan designation is low density residential. The current zoning on the property is Conservation Reserve (CR) but Single-Family 1 Acre (SF1A) is being applied to this area (per a conversation with the assistant planner).

## Application Request

In accordance with Carson City Municipal Code Section 18.02.0110, a special use permit is required for a proposed accessory structure with a total size that is more than 50 percent and up to 75 percent of the size of the primary structure. The proposed accessory structure will cover 5.95% of the lot area.

Hopkins Residence Special Use Permit

December 2017

## Project Description

The proposed project is a building on the northeast corner of the existing property. The building will be 35 x 75 feet in size (2625 square feet). The purpose of the structure is for use as a garage, storing vehicles, tools and household goods. The building will be constructed of metal, with paint colors selected to match the primary structure on the property. The building will have water, sewer, gas and electricity run underground from the respective services locations on the property.

## Findings

**Question 1:** How will the proposed development further, and be in keeping with and not contrary to, the goals of the Master Plan Elements?

The proposed project will be in accordance with the goals of Master Plan Elements: 1.2c, 3.3d, 3.3e, 6.1a, 6.2a, 9.3b and 9.4a.

**1.2c--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.**

No new services will be provided, but the services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure.

**3.3d, 3.3e: Sited outside the primary floodplain and away from geologic hazard areas.**

The proposed accessory structure will be located away from the primary floodplain and geologic hazard areas.

**6.1a--Use durable, long-lasting building materials (6.1a)**

The structure will be constructed of high quality, durable and long-lasting building materials to ensure the new structure will be well maintained in the future.

**6.2a, 9.3b, 9.4: 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.**

This parcel is designated as “low density residential” in the Carson City Master Plan. Single-family residences are the primary use in this area and designation. The proposed accessory structure will continue to provide single family residential uses without adversely affecting the rural character of the neighborhood. Parcels surrounding and near this property contain similar structures that do not adversely affect the neighborhood’s property values, character or peaceful enjoyment.

**Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?**

**■ Describe the general types of land uses and zoning designations adjoining your property.**

All of the immediately surrounding parcels are 1 acre parcels with single-family homes. The proposed structure to be used as a detached garage is common in the area and others would be able to build similar structures, if desired.

**B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.**

The proposed accessory structure will be built in the northeast corner of the parcel of an existing single-family residence with an attached garage. Neighboring properties also contain similar accessory structures. The building will allow storage and vehicle parking, improving the general appearance by having fewer vehicles in street and driveway parking. The new construction will not present an adverse visual impact to the neighborhood or affect property values. Several nearby properties in the area contain accessory structures similar in size and shape to the proposed project. Little to no construction dust will be generated by the project and all uses of the project will be contained inside the building.

**■ Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.**

The proposed accessory structure will be entirely on its designated parcel on the corner far from the road. The structure will not infringe on the development or peaceful enjoyment of the surrounding properties. Many neighboring properties also contain similar accessory structures which do not adversely affect the neighborhood.

**■ If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.**

Outdoor lighting will be residential fixtures of 100 watts or less to be installed above or near the top of the walking door and roll-up doors. These lights will be similar to lights found on the exterior of the primary structure and will be used similarly.

**■ Describe the proposed landscaping, including screening and arterial landscaping. Include a site plan with existing and proposed landscaping shown on the plan which complies with city ordinance requirements.**

There will be additional landscaping added as part of this project and no significant changes to the existing landscaping. A portion of the natural landscaping (sage brush and grasses) in the parcel will be cleared for the structure.

**F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.**

By allowing an indoor storage area for this resident of Carson City, the amount of outdoor, open air storage will be reduced on the property. The neighborhood will visually benefit from this storage structure by reducing outdoor storage.

**Question 3: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.**

No public road will be leading to the proposed accessory structure and there will not be an impact on existing pedestrian and vehicular traffic.

**Question 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.**

**A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?**

No impact will be made on the school district. This structure will be an accessory to the property and not house additional individuals that would cause any increase to student populations.

**B. How will your project affect police and fire protection?**

No impact is expected to either police or fire. There will not be additional occupants of the parcel or additional crime, so we expect no changes.

**C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure?**

The project will not significantly alter the water needed for the parcel. The bathroom and sink in the accessory structure will be expected to have only incidental use.

**■ If your project will result in the covering of land with paving or a compacted surface, how will drainage be accommodated?**

The structure will have appropriate drainage leading away from it into the natural drainage of the parcel. The gravel driveway will not materially impact drainage.

**■ Is there adequate capacity in the sewage disposal trunk line?**

The project will not significantly alter the sewer capacity needed for the parcel. The small bathroom and sink will get only incidental use.

**■ What kind of road improvements are proposed or needed to accommodate your project?**

No road improvements are needed to the public roads. A small section of gravel driveway will be created to access the structure.

**■ Indicate the source of the information that you are providing to support your conclusions.**

The owner of the property as well as a consultation with an experienced builder is the source for the above information.

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

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 site is located in the Low Density Residential Master Plan Designation. Accessory structures are permitted accessory uses in this zoning district. This building will be 71% as large as the primary structure on the property and cover 5.95% of the lot area, thus needing an special use permit. The structure will comply with all applicable setbacks and height restrictions within the SF1A zoning.

**Question 6. Will not be detrimental to the public health, safety, convenience and welfare.**  
The addition of an accessory structure to be used as a garage should not be detrimental to health, safety, convenience or welfare.

**Question 7. Will not result in material damage or prejudice to other property in the vicinity.**  
Other parcels within the vicinity have similar structures and storing our vehicles and other household goods indoors will only improve the look of the neighborhood.

# ADMINISTRATIVE PERMIT APPLICATION QUESTIONNAIRE

See findings for Special Use Permit on (Section 18.02.080)- attached

**PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.**

State law requires that the Hearings Examiner consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

**(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)**

Answer the questions as completely as possible so that you provide the Planning Director with details that will be needed to consider your project. If the question does not apply to your situation, explain why. **BEFORE AN ADMINISTRATIVE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION**

You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at [www.carson.org](http://www.carson.org)

## GENERAL REVIEW OF PERMITS

**Source:** CCMC 18.02.110 Administrative Permits. This Title delegates certain authority for making decisions relating to various development applications, uses and similar approvals to the Director. The Director shall review all complete applications, make necessary findings and render a decision on the application. In addition to other standards in this title, the following conditions and standards must be met:

**Question 1.** How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

**Explanation** A. Turn to the Master Plan Policy Checklist at the back of this packet. Copy a goal and a Policy which supports your request, then write in your own words, how your request will meet that Goal and Policy. Continue the process with as many Goals/Policies as you can find to support your request.

**Question 2.** Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

**Explanation** A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making

left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

**Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?**

Explanation

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?
- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Development Engineering for the required information.
- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to the Utilities Department for the required information.
- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact the Utilities Department for the required information.
- E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?
- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Development Engineering, Regional Transportation, report titles, or other sources).
- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and provide the type of lighting (wattage/height/placement) proposed.
- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.
- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Division, please be sure to include it.

The following acknowledgment and signature are to be placed at the end of the response to the questionnaire prepared for the project.

Please type the following signed statement at the end of your application questionnaire.

**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 Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning 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

12/26/2017  
Date

**CARSON CITY**  
*Capital of Nevada*

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

**Secured Tax Inquiry Detail for Parcel # 008-816-21**

Property Location: 5371 CORRINNE CT Billed to: HOPKINS, ROBERT D II 815 SEA SPRAY LN #314 FOSTER CITY, CA 94404-0000	Tax Year: 2017-18 Roll #: 008044 District: 2.4 Tax Service: 02 Land Use Code: 200	CORELOGIC TAX SERVICE <a href="#">Code Table</a>
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**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<hr/>					
<b>Current Year</b>					
08/21/17	869.65		869.65	869.65	.00
10/02/17	869.00		869.00	869.00	.00
01/01/18	869.00		869.00	869.00	.00
03/05/18	869.00		869.00	869.00	.00
<b>Totals:</b>	<b>3,476.65</b>	<b>.00</b>	<b>3,476.65</b>	<b>3,476.65</b>	

[Payment Cart](#) [History](#)

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.0	3.0	3.0
Abatement Amount	1,147.74	1,091.34	717.98	129.18	