

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2018

FILE NO: SUP-18-031

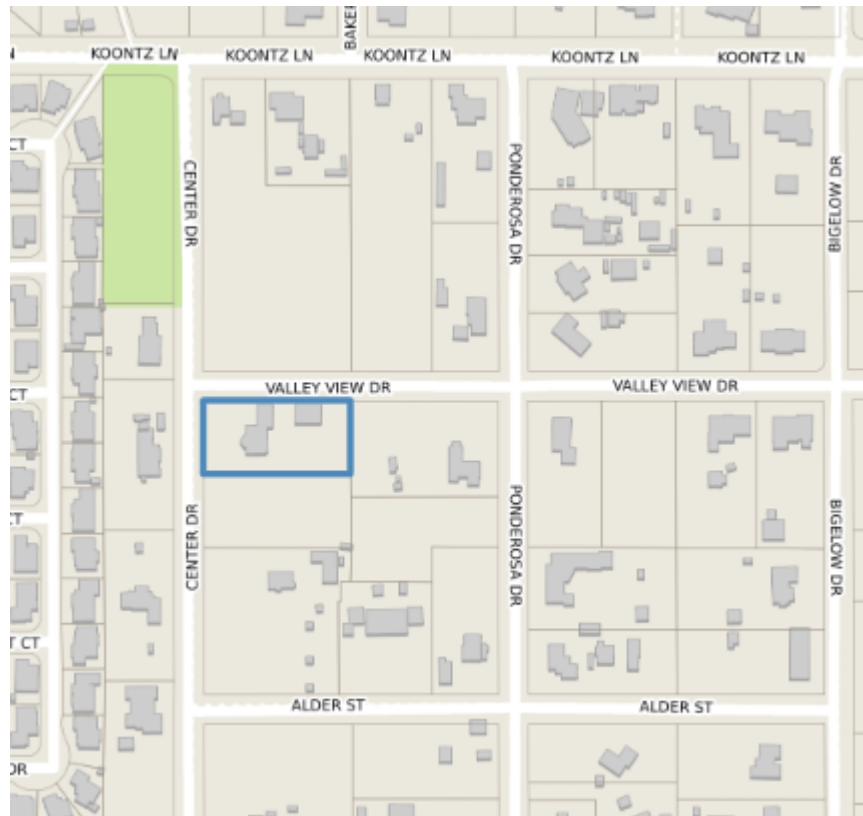
AGENDA ITEM: G-1

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: Action on a Request for a Special Use Permit to allow a fence to exceed the height limitation on property zoned Single Family One Acre (SF1A), located at 4031 Center Drive, APN 009-142-11.

STAFF SUMMARY: The subject property is a corner lot. The applicant is seeking to install a six foot tall solid fence on the street side property line where the height limit is three feet, unless setback five feet. Fences within setbacks may be permitted in excess of the ordinance requirements by approval of a Special Use Permit.

PROPOSED MOTION: "I move to approve SUP-17-066, a Special Use Permit request to allow an increase in the permitted fence height in the street side yard from three feet to six feet, on property zoned Single Family One Acre, located at 4032 Center Drive, APN 009-142-11, based on findings in the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.
6. All fence materials both above and below ground must be on private property. Nothing can encroach in the right of way of Valley View Drive.
7. Natural landscaping must be installed adjacent to the fence gates to discourage traffic from driving within 5 feet of the fence. The landscaping will extend 5 feet into the right-of-way and will extend 10 feet along the fence on either side of each gate. The width may taper from 5 feet to 0 feet wide at 10 feet from the gates. The design of the landscaping must be approved by the City Engineer.
8. The gate must open into the lot, not into future travel lanes in the right-of-way.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.055 (Single Family One Acre), Development Standards Division 1.13 (Fences, Wall and Hedges)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family One Acre (SF1A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

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

SOUTH: Single Family 6,000(SF6)/Vacant

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

WEST: Single Family 21,000 (SF21)/Residential

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X, areas of minimal flooding

2. SLOPE/DRAINAGE: The site is flat

3. EARTHQUAKE POTENTIAL: Moderate, beyond 500 feet

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.03 acres

2. PROPOSED STRUCTURE SIZE: fencing along street side property line at a height of six feet

3. PROPOSED STRUCTURE HEIGHT: six feet overall

4. **SETBACKS REQUIRED:** Fence is allowed to be six feet tall if setback five feet from the street side property line.

ADDITIONAL REVIEWS: None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to 1.13.5.a of the Development Standards, fences not exceeding six feet are not permitted within five feet of the property line on the street side. When such a fence is constructed of a sight obscuring material, it shall not exceed three feet in height.

The applicant is seeking to construct a six foot tall solid wooden fence along the street side property line. The fence will include two vehicular gates.

The applicant has recently constructed a new home and detached garage on the subject property. The property is a corner lot with frontages on Center Drive and Valley View Drive. Center Drive is a paved road, and Valley View Drive is a graded, dirt road.

In the transmittal provided with the application, the applicant indicates that the fence is requested to be six feet rather than the allowed three feet in height for the following reasons:

- Aesthetics
- Protection from wreckless driving on the adjacent dirt road.
- Preserving the ability to drive by the RV garage on all sides.
- Dust control due to the adjacent dirt road.

PUBLIC COMMENTS: Public notices were mailed on March 12, 2018 to 74 adjacent property owners within 600 feet of the subject site. At the writing of this report no comments 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 March 28, 2017 depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of March 15, 2018 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No comments received

Engineering:

1. All fence materials both above and below ground must be on private property. Nothing can encroach in the right of way of Valley View Dr.
2. Natural landscaping must be installed adjacent to the fence gates to discourage traffic from driving within 5 feet of the fence. The landscaping will extend 5 feet into the right-of-way and will extend 10 feet along the fence on either side of each gate. The width may taper from 5 feet to 0 feet wide at 10 feet from the gates. The design of the landscaping must be approved by the City Engineer.
3. The gate must open into the lot, not into future travel lanes in the right of way.

Fire: No concerns

Environmental Health: No concerns

Parks: No concerns

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The subject property is designated as low density residential. The fence is an accessory structure consistent with this land use.

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 six foot fencing will not be detrimental to the use and peaceful enjoyment of surrounding properties. The fence will not create noise, vibrations, fumes or odors. The intent of the fence is to allow the owners of the subject property the ability to enjoy their property while mitigating against the noise and dust generated by vehicles on the neighboring dirt road.

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

The applicant is proposing two driveways onto Valley View Drive, with vehicular gates incorporated into the six foot fence. This poses a question as to sight distance and related safety concerns. Because the right-of-way is 60 feet, and given the design standards of the road, specifically the location of the drive aisle relative to the property line, the engineering staff believes there will be adequate space to allow for adequate sight distance. However, to ensure drivers stay within travel ways, the Engineering staff is recommending that the area adjacent to the gates to a length of ten feet and to a depth of five feet be landscaped to prevent motorists from using that area.

The proposed fence height will not have a detrimental effect on pedestrian traffic.

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 proposed fence height will not create a burden on public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

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 site has been developed consistent with the City's regulations. Section 1.13.7 of the Development Standards states that fences within the setbacks may be permitted in excess of ordinance requirements by approval of a Special Use Permit. The Planning Commission is authorized to issue a Special Use Permit.

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

With the condition of approval with respect to the landscaping in the vicinity of the driveway to accommodate visibility, the fence will not be detrimental to the public health, safety, convenience and welfare.

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

The proposed fence will not result in material damage or prejudice to other property in the vicinity.

Attachments

- Engineering Division comments
- Fire Department comments
- Environmental Control comments
- Parks and Open Space comments
- Application SUP-18-031

**Engineering Division
Planning Commission Report
File Number SUP 18-031**

TO: Hope Sullivan - Planning Department

FROM Stephen Pott  y – Development Engineering Department

DATE: March 19, 2018 **MEETING DATE:** March 28, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit, from applicant Krista and Lawrence Leach, to allow a 6 foot tall fence at the right-of-way line on Valley View, apn 003-056-13.

RECOMMENDATION:

The Engineering Division is maintaining our original recommendation; however, we would like to propose that one of the conditions of approval be changed. One of our suggested conditions originally read:

- The fence shall not exceed 3 feet in height within 10 feet of the driveway of the detached garage. This condition of approval is consistent with CCDS 1.13(5) which requires that fences not be sight obscuring within 10 feet of neighboring driveways.

This condition was intended to ensure proper sight distance between vehicles on valley View Drive and vehicles leaving the subject property. The right-of-way in Valley View Dr, however is 10 feet wider than the minimum required right-of-way for a local street, and this is more than the space needed to meet the City Standard Detail if the road were to be improved in the future. The proposed fence would allow for sufficient sight distance if the edge of the travel lane were delineated with landscaping to discourage traffic from driving within 5 feet of the fence. After discussing this with the applicant, we suggest replacing the above condition of approval with one that reads as follows:

- Natural landscaping must be installed adjacent to the fence gates to discourage traffic from driving within 5 feet of the fence. The landscaping will extend 5 feet into the right-of-way and will extend 10 feet along the fence on either side of each gate. The width may taper from 5 feet to 0 feet wide at 10 feet from the gates. The design of the landscaping must be approved by the City Engineer.

**Engineering Division
Planning Commission Report
File Number SUP 18-031**

TO: Hope Sullivan - Planning Department
FROM: Rory Hogen – Development Engineering Department
DATE: March 6, 2018 **MEETING DATE:** March 28, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit, from applicant Krista and Lawrence Leach, to allow a 6 foot tall fence at the right-of-way line on Valley View, apn 003-056-13.

RECOMMENDATION:

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

DISCUSSION:

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

- All fence materials both above and below ground must be on private property. Nothing can encroach in the right of way of Valley View Dr.
- The fence shall not exceed 3 feet in height within 10 feet of the driveway of the detached garage. This condition of approval is consistent with CCDS 1.13(5) which requires that fences not be sight obscuring within 10 feet of neighboring driveways.
- The gate must open into the lot, not into future travel lanes in the right of way.

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

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

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

Development Engineering has no comment on this finding.

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

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

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

SUP 18-031 for a 6 foot fence at the right of way line 4031 Center Dr apn 09-142-11

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

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department Comments – 02/23/2018

Fire has no comment on SUP 18-031

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

MEMORANDUM

TO: Planning Department
FROM: Mark Irwin
SUBJECT: SUP 18-031
DATE: 02/22/2018

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 SUP-18-031.

1. ECA has no comments.

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

Lena Reseck

From: Vern Krahn
Sent: Sunday, March 04, 2018 12:10 PM
To: Hope Sullivan
Cc: Lena Reseck; Kathe Green; Patti Liebespeck; Veronica Martinez
Subject: SUP-18-031 / 4031 Center Drive (Leach) - PROS Department's Comments

Hope.....

The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit. Thank you for the opportunity to review this project and provide comments.

VERN

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



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

SPECIAL USE PERMIT

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

+ noticing fee

***Due after application is deemed complete by staff**

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

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

FILE # SUP - 18 -

APPLICANT **PHONE #**
Krista E. & Lawrence L. Leach 775-882-7769

MAILING ADDRESS, CITY, STATE, ZIP
4149 Bigelow Drive, Carson City, NV 89701-6422

EMAIL ADDRESS
klquailtrail@sbcglobal.net

PROPERTY OWNER **PHONE #**
Krista E. & Lawrence L. Leach 775-882-7769

MAILING ADDRESS, CITY, STATE, ZIP
4149 Bigelow Drive, Carson City, NV 89701-6422

EMAIL ADDRESS
klquailtrail@sbcglobal.net

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

009-142-11

Street Address

4031 Center Drive, Carson City, NV 89701

Project's Master Plan Designation

Low Density Residential

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

Valley View 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.

Please see attached.

PROPERTY OWNER'S AFFIDAVIT

I, Krista E. Leach, 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.

Krista E. Leach
Signature

4149 Bigelow Drive, Carson City, NV
Address

1-11-2018
Date

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

STATE OF NEVADA
COUNTY CARSON CITY

On Feb. 12, 2018, Krista E. Leach

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.

Marjorie Shepherd
Notary Public



MARJORIE SHEPHERD
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. Aug. 16, 2020

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

Special Use Permit Application
Krista E. & Lawrence L. Leach
4031 Center Drive
Carson City, NV 89701

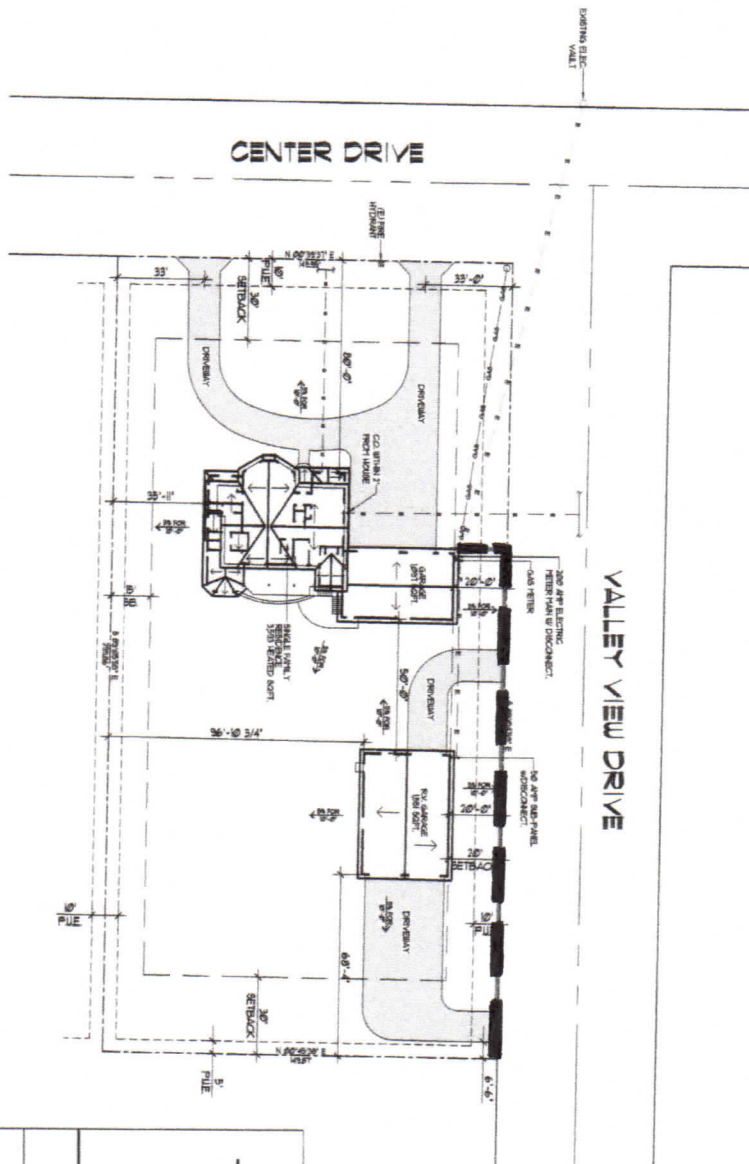
Please provide a brief description of your proposed project and/or proposed use below:

We propose to place a 6' obstructed wood fence with a man door from the front NW corner of the house garage to the property line on Valley View Drive. Place a 6' obstructed wood fence with two driveway gates on the property line on Valley View Drive from the front of the house garage to the back NE corner of the property. The front of the house garage is approximately 110' from the front property line. This proposed fence is outlined by a bold dashed line on the Site Plan. Also, please see pictures included of representative fencing.

We are requesting approval of this Special Use Permit application for the following reasons:

- Aesthetics: The proposed fence will be in line with the fence on the property behind us to the east as well as with the 4' unobstructed fence we are placing on the Valley View Drive property line from the front of the house garage to the Center Drive property line.
- Protection: To the north of our property, Valley View Drive is a dirt road which invites reckless driving (spinning "donuts," etc.). Fencing on the property line will help safeguard more of our land and home.
- Ideal Use: We would like to preserve the ability to drive around the RV garage on all sides.
- Dust mitigation: The farther away the fence is from the house and RV garage, the less dust we will be challenged with which protects our home as well.

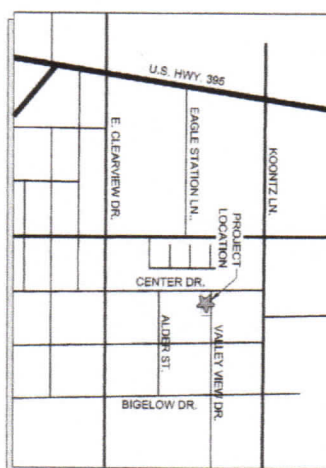
THIS SITE PLAN IS PREPARED FOR THE LOCATION OF THE PROJECT FOR CONSTRUCTION PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE ENGINEER AND ARCHITECT ONLY. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



VALLEY VIEW DRIVE

OWNER INFORMATION
 OWNERS: LAURENCE & KRISTA LEACH
 MAILING ADDRESS:
 4149 BIGELOW DR
 CARSON CITY, NV, 89701-0000
 775-882-7769

SITE INFORMATION
 APN: 003-142-11
 PARCEL # 1
 ACRES: 1.03 (44,972 SQFT)
 FLOOD ZONE: X-UNSHADED
 ZONING DISTRICT: SF1A
 FHY8ICAL ADDRESS: 4031 CENTER DR
 CARSON CITY, NV
 SETBACKS: FRONT = 30'
 REAR = 30'
 SIDES = 15'
 STREET SIDE = 30'



VICINITY MAP

SITE PLAN
 SCALE: 1" = 30'-0"

THIS DOCUMENT IS PREPARED ONLY FOR USE ON THE PROJECT SPECIFIED IN THE TITLE BLOCK. NO WARRANTIES ARE IMPLIED EXCEPT FOR THIS PROJECT AND SPECIFIC LOCATION AUTHORIZED BY THIS ENGINEER.



LEACH RESIDENCE
 OWNERS: LARRY & KRISTA LEACH
 4031 CENTER DR.
 CARSON CITY, NV.
 A.P.N.: 009-142-11

OWNER DATE: 06/16/15
 REVISION
 DATE

LEACH RESIDENCE
 OWNERS: LARRY & KRISTA LEACH
 4031 CENTER DR.
 CARSON CITY, NV.
 A.P.N.: 009-142-11

CONTRACTOR

C10
 SHEET

REPRESENTATIVE FENCING



SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements 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 required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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

- Explanation:
- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, 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. 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. 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 (wattage/height/placement) provided.
 - E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
 - F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

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?

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

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? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

CCMC 18.02.080(5) Findings

1. Will be consistent with the objectives of the Master Plan elements.

Our property's Master Plan Designation is Low Density Residential which is how it is being used.

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

The proposed fencing will be on our property line. Therefore, it will not impede or impact any other property in our neighborhood. There are similar fences in the area already.

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

Our home is a single family residence. Vehicular or pedestrian traffic will be the same with or without the proposed fencing.

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.

There will be no increased demand to existing public services and facilities as a result of the proposed fencing.

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

Our entire property has been developed per Carson City Municipal Code, title 18. The granting of this Special Use Permit application would deem the proposed fencing allowable by Code as well.

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

The proposed fencing has no impact and will not be detrimental to the public health, safety, convenience and welfare.

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

The proposed fencing will not impede or impact any other property in our neighborhood and would enhance the surrounding area.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: LEACH RESIDENCE

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

- ☒ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☒ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☒ Located in a priority infill development area (1.2a)?
- ☒ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- ☐ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☐ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☐ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☐ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)?
- ☐ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

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

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Krista E. Leach
Applicant's Signature

Krista E. Leach
Print Name

2-12-2018
Date

Parcel #..... 009-142-11
 Property Loc... 4031 CENTER DR
 Billed to..... LEACH, LAWRENCE L & KRISTA E
 4149 BIGELOW DR
 CARSON CITY, NV 89701-0000

2018 Roll #...: 009834
 District.....: 2.4
 Tax Service...:
 Land Use Code: 201

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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No Prior Year Taxes

Current Year

08/21	1,518.22		1,518.22	1,518.22	.00
10/02	1,515.00		1,515.00	1,515.00	.00
01/01	1,515.00		1,515.00	1,515.00	.00
03/05	1,515.00		1,515.00	.00	1,515.00
Totls	6,063.22	.00	6,063.22	4,548.22	

F9=Scan >/< >

F12=End

F13=Show History

F14=Print Summary

F17=Assessor's File Inquiry