

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2018

FILE NO: SUP-15-079-2

AGENDA ITEM: G.3

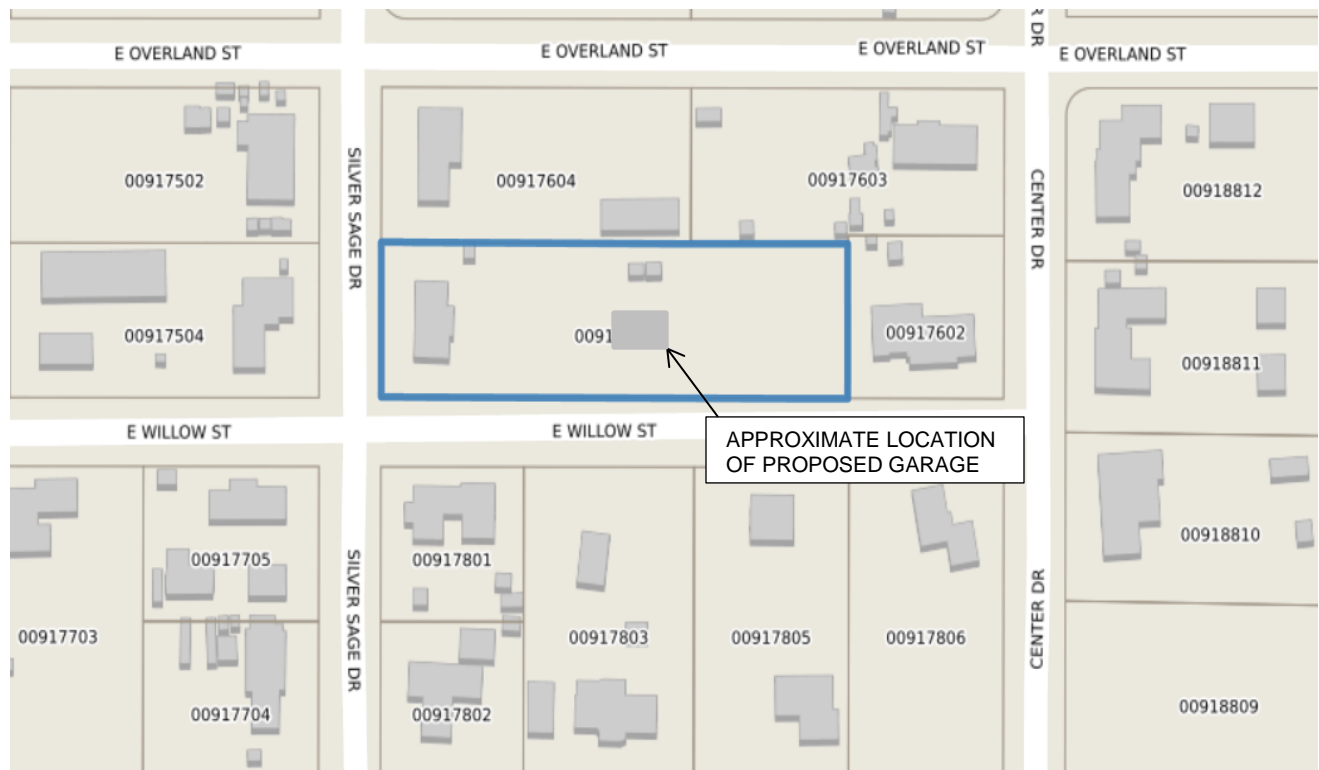
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider a request for a revision to a Special Use Permit for an accessory structure that exceeds 75 percent of the size of the primary building, specifically revising Conditions of Approval relative to a requirement for landscaping to screen the structure from the street and adjacent properties, a size limitation of 1,200 square feet for the accessory structure, a requirement for removal of two shed structures, and a requirement that unregistered and inoperable vehicles not be stored outside the structure. The property is zoned Single Family One Acre (SF1A), and located at 4589 Silver Sage Drive, APN 009-176-05.

STAFF SUMMARY: The applicant is requesting to revise the conditions of approval associated with the Special Use Permit issued on September 30, 2015, so as to construct a 1,500 square foot detached garage/shop building on the subject property. This accessory structure will be in addition to two existing accessory structures already located on the property. A Special Use Permit is required for the cumulative square footage of the accessory structures to exceed 75 percent of the size of the main structure.

PROPOSED MOTION: "I move to approve SUP-15-079-2, a Special Use Permit request to allow the cumulative square footage of accessory structures on the property to exceed 75% of the size of the main residence on property zoned Single Family 1 Acre, located at 4589 Silver Sage Drive, APN 009-176-05 based on findings and conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

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

The following shall be submitted with a building permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
7. The overall size of the building will not exceed 1,500 square feet.
8. The overall height of the building will not exceed 16 feet.
9. Provide manufacturer's specification detail sheets for any proposed exterior lighting. All lighting must be downward and residential in nature. No outward or upward lighting is allowed.
10. Provide proposed colors for the exterior of the new building. Colors must be neutral or earth tones or match the existing primary structure on site.
11. Proposed building is limited to personal, non-commercial use and restrictions in compliance with Title 18.05.045 Home Occupation and may not be used as living quarters.

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

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Would the proposed addition of an accessory structure to be used as a private garage or shop for storage of vehicles and materials have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

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

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Moderate, beyond 500 feet
3. SLOPE/DRAINAGE: Site is primarily flat
4. SOILS: 61- Surprise gravelly sandy loam

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 1.38 acres
2. PROPOSED STRUCTURE SIZE: 1,500 square feet
3. PROPOSED STRUCTURE HEIGHT: 16 feet overall height
4. PARKING: Interior area of structure
5. SETBACKS Required/Provided in feet: Front 30/221 Left Side 15/44, Right Street Side 20/60, Rear 30/179, Height 32/16
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

September 30, 2015, SUP-15-179 was approved by the Planning Commission. The applicant is requesting to modify the approval and remove several of the conditions of the original approval.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use, but pursuant to 18.05.055.7 accessory structures which exceed 75% of the size of the primary structure require approval of a Special Use Permit.

The Special Use Permit is required due to the size of the proposed accessory structure which would be used as a garage, storage, and carport. At 1,500 square feet, it would be 95% of the size of the primary structure of 1,572 square feet. There are also three small sheds on the site, with dimensions of 8 by 12 or 96 square feet each, a total of 288 square feet, bringing the total detached accessory structure square footage to 1,852, or 118% of the size of the primary structure.

The new accessory building is proposed at a point in the middle of the lot, east of the existing house, south of two of the sheds, at a point 60 feet from Willow Street and would be placed east of the existing driveway on the site. The proposed structure has been modified so that it would be open-ended on the east elevation with a roll up door on the west elevation, with sloping sides on the north and south, with the sloping sides of the structure near Willow Street but partially obscured from view by an existing six foot tall wooden fence. There are several vehicles presently stored on the property. It is assumed at least some of these vehicles might be moved to the covered storage area, but the applicant is requesting that storage of these vehicles inside the building not be required as a

condition of approval. This is a rural area, without curbs, gutters or sidewalks, where storage of vehicles and other materials is common.

This lot is 1.38 acres, larger than the minimum lot size of one acre required in this zoning district. In addition, the size of the primary structure is smaller than usual for homes in the Single Family 1 Acre zoning district, at 1,572 square feet, with no attached or detached garage presently on site. The size of the primary structure is the base calculation used to determine what size accessory structure can be placed on a site without additional review. Accessory structures are common in the Single Family 1 Acre zoning district.

The exterior colors of the building will be reviewed during the building permit process and must be neutral or earth tones or match the primary structure. A condition of approval would limit the height of the building to 16 feet in overall height in a zoning district which allows up to 32 feet in height. Any proposed exterior lighting will be reviewed as part of the building permit process and must be residential in nature.

An additional review for proposed accessory structures is land coverage. If the accessory structure land coverage would exceed 5% with the addition of this building, another review would be required in conjunction with the Special Use Permit. However, the land coverage proposed by the total square footage of accessory structures would only be 3%. It is noted the applicant stated in their submission that the land coverage would be 6%, but the actual proposed coverage is 3%. The size of accessory structures compared to the size of the lot does not appear to be out of character.

The original Notice of Decision from the Planning Commission meeting of September 30, 2015 for the approval of the garage is included in the application. The applicant is requesting that conditions of approval numbers 17, 18 and 19 be removed from that approval. Specifically, the applicant is requesting that the size of the structure be allowed to remain at 1,500 square feet, as stated in condition of approval number 7 rather than limited to 1,200 square feet as stated in condition of approval number 18 and would also request to retain the two accessory sheds already on the site rather than remove them as stated in condition of approval number 18. In addition, the applicant requests that no additional landscaping be required for the site as stated in condition of approval number 17, as there is already a six foot tall wooden fence on the property, which the applicant states is adequate screening for the vehicles on the interior of the site. It is noted there is no fencing across the driveway area. The applicant also requests that the condition for unregistered and inoperable vehicles to be stored inside the building be removed and that vehicles are allowed to be stored on their site without additional restriction as stated in condition of approval number 19.

An additional area of review is the time since the original Special Use Permit was approved. The applicant applied for a building permit to start construction of the accessory structure under Building Permit number 16-1195. They applied for this permit, prior to the expiration of the original Special Use Permit, in compliance with condition of approval number 5, thereby commencing the use. The building permit is still active and has been extended to be valid until October 19, 2018.

The applicant requested a list of property owner and addresses for those who would be receive a notification under the public noticing requirement for the Special Use Permit hearing. The applicant contacted these surrounding property owners (not renters) and provided them with a copy of the proposal. Twenty-four of these owners provided a written response stating they are in support of the proposal. These responses are included with the submission from the applicant. A map showing the locations of these properties in relation to the parcel under review is included with this staff report. One additional letter of support was received later for a total of 25. The original notification for the review on September 30, 2015 was to 30 property owners within 385 feet of the site. A

change in the code after this review created a larger area for the notification requirement at this time, so that the current notification is to 52 property owners within 600 feet of the site. The applicant received this larger list.

It is noted a similar proposal for a large accessory structure was approved under SUP-17-164 by the Planning Commission on November 29, 2017 for a property at 4444 Center Drive. This property is located one block north of this proposal. No additional conditions of approval to reduce or limit the size of the structure, require landscaping or create restrictions related to vehicles on the site were attached to this approval. The applicant is requesting the same consideration with this request. They request to modify the approval of SUP-15-079 under SUP-15-079-2 to return the approval to the original conditions proposed and presented to the Planning Commission on September 30, 2015, and to remove entirely, conditions 17, 18 and 19 of the approval which were added to the conditions at the Planning Commission hearing.

PUBLIC COMMENTS: Public notices were mailed on March 12, 2018 to 52 adjacent property owners within 600 feet of the subject site. At the writing of this report no comments have been received in relation to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 28, 2018 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 the date of this report are included. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering: No concerns

Fire: No concerns

Environmental Control: No concerns

Parks and Recreation: No concerns

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

1. Will be consistent with the master plan elements.

Chapter 3: A Balanced Land Use Pattern

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

Goal 1.1a- Balanced Land Use Plan

The proposed garage/storage/carport structure will not be used for living space. It will have no impact on the area's population. The structure will be built of steel and placed outside required setbacks and will comply with allowed height restriction. No additional services such as water, sewer, road, sidewalk, etc. will need to be installed.

Goal 1.1c- Water Conservation

The area proposed for the accessory structure has not been landscaped. No new landscaping is proposed around the proposed accessory structure.

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.

There will be moderate noise during construction of the accessory structure, a garage/storage/carport for storage of vehicles and other personal items. Once the construction on the site is complete, the resultant structure is proposed to be used for storage of vehicles and equipment, and will continue to be residential in nature. The addition of this building is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

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

Traffic would only be minimally increased at this location, as this building is intended for covered storage of vehicles and storage of shop materials and equipment of a personal nature.

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. No expansion of existing water or sewer lines are proposed to this location and electricity will be the only utility installed. This site is larger than usual at 1.38 acres in the Single Family 1 Acre zoning district, where larger homes, accessory structures, guest buildings, farm structures and outside storage of vehicles and equipment are common rather than the exception.

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

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

It is noted an accessory structure does not require approval of a Special Use Permit in this zoning district. A Special Use Permit is required due to the size of the proposed building in relation to the size of the primary structure. The project as proposed will meet the required setbacks for an accessory structure.

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

The modification of the site to add an accessory structure would not be detrimental to the public health, safety, convenience and welfare. Accessory structures are common in this area and in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, guest buildings, barns, corrals, coops and other associated uses and buildings.

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

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Many of the surrounding properties also have accessory structures, such as garages,

recreational vehicle storage, storage units, carports, guest buildings, etc., and could also apply for a Special Use Permit, if desired, to allow for the construction of a larger accessory structure on their properties.

Attachments:

- Site Photos
- Engineering Division comments
- Fire Department comments
- Environmental Control comments
- Parks and Recreation comments
- Map of locations of letters of support
- Application SUP-15-079-2











**Engineering Division Planning
Commission Report File
Number SUP 15-079-02**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: March 12, 2018 **MEETING DATE:** March 28, 2015

SUBJECT TITLE:

Action to consider a revision of a special use permit for a shop/storage structure at 4589 Silver Sage Dr, apn 009-17-605.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

- Contractor must verify proper drainage away from the foundation, and structure cannot adversely affect lot drainage.

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

Lena Reseck

From: Dave Ruben
Sent: Friday, February 23, 2018 10:54 AM
To: Lena Reseck; Kathe Green
Subject: SUP 15-079-02

Fire has no comment regarding the requested revision.

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 15-079-02
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-15-079-02.

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 11:50 AM
To: Hope Sullivan
Cc: Lena Reseck; Patti Liebespeck; Veronica Martinez; Kathe Green
Subject: SUP-15-079-02 / 4589 Silver Sage Dr. (McIntosh) - PROS Department's Comments

Hope.....

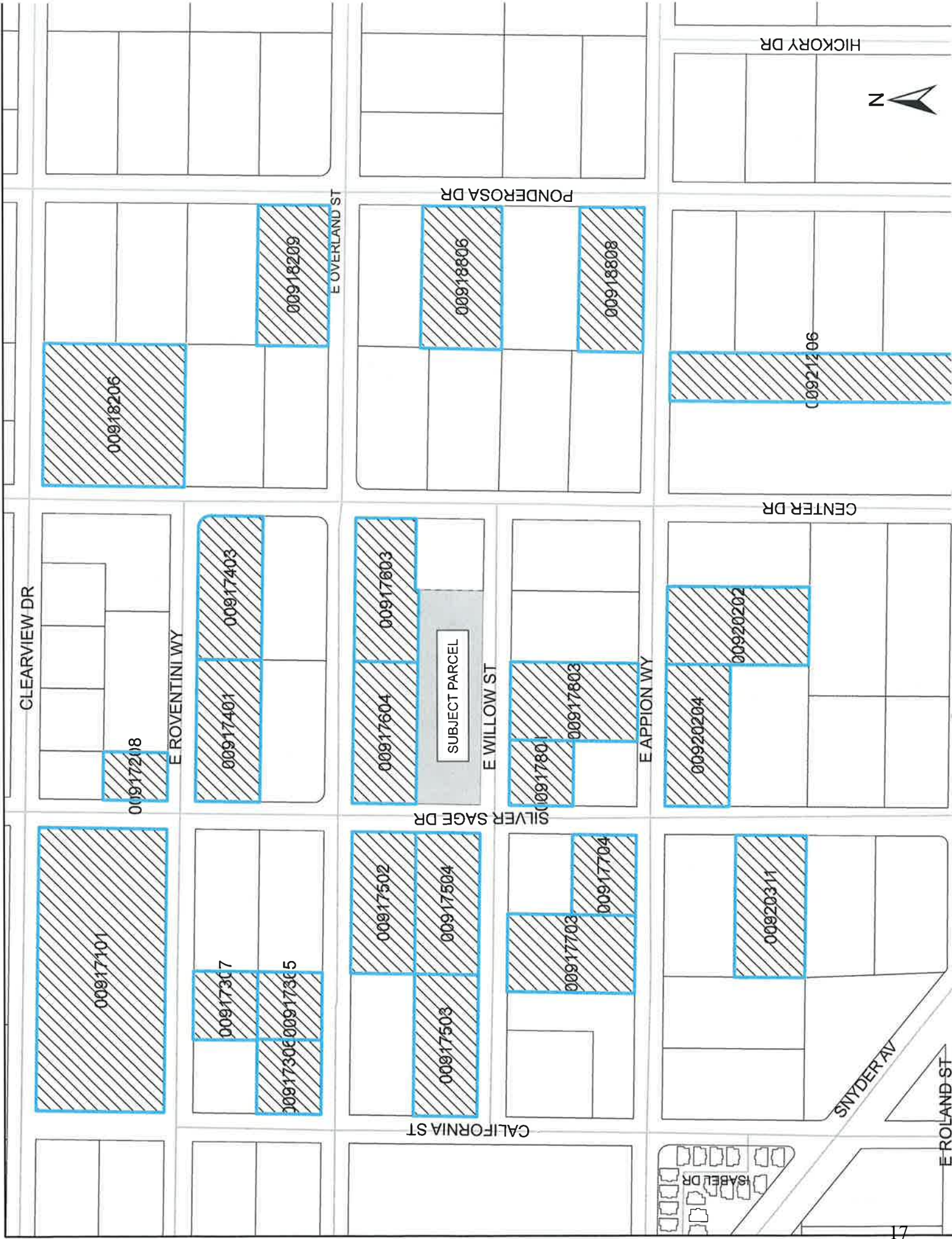
The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit. Thank you for the opportunity to review this project and provide comments.

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





RECEIVED

FEB 22 2018

CARSON CITY
PLANNING DIVISION

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 - 17 - 15-079-02

APPLICANT Jason McIntosh **PHONE #** 775 690-5838

MAILING ADDRESS, CITY, STATE, ZIP
4589 Silver Sage Dr, C.C., NV 89701

EMAIL ADDRESS
SEWMAC10@gmail.com

PROPERTY OWNER KAREN L. HAUPT **PHONE #** 89423

MAILING ADDRESS, CITY, STATE, ZIP
939 Powers Ave, MINDEN, NV

EMAIL ADDRESS
SEWMAC10@gmail.com

APPLICANT AGENT/REPRESENTATIVE DAM MCINTOSH **PHONE #** 89423

MAILING ADDRESS, CITY, STATE, ZIP
939 Powers Ave, MINDEN, NV

EMAIL ADDRESS
SAME AS ABOVE

Project's Assessor Parcel Number(s): 917605 **Street Address** 4589 Silver Sage Dr, C.C., 89701

Project's Master Plan Designation LDR **Project's Current Zoning** SF1A **Nearest Major Cross Street(s)** WILLOW ST

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
PRIMARY 1748' - OUT Bldg #1 - 1500 sq' - #2 - 7/8x12 - 192 sq' - 1 well house
968' - TOTAL 1788 sq' - 103% of size of PRIMARY STRUCTURE.

PROPERTY OWNER'S AFFIDAVIT

I, Karen Haupt, 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.

Karen Haupt 939 Powers Ave 1-16-18
Signature Address Date

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

STATE OF NEVADA
COUNTY Carson City

On January 16, 2018, Karen Haupt, personally appeared before me, a notary public,
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she
executed the foregoing document.

Lena E. Reseck
Notary Public



LENA E. RESECK
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. March 28, 2018

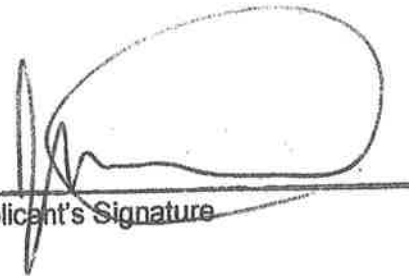
**NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.**

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.



Applicant's Signature

SASON MOUTOSHI
Print Name

2-14-18
Date

**Narrative and supporting information in support of
Special Use Permit for Jason McIntosh 4589 Silver Sage
Dr, Carson City, NV 89701**

Date : Wednesday, 10 January 2018
To : Carson City Planning Department
From : Jason McIntosh, Applicant
RE : SUP Application for 4589 Silver Sage Dr
Carson City, NV 89701

To Whom It May Concern:

Accompanying this document is the application and supporting data in support of requesting a revision of an existing special use permit #SUP-15-079 for Jason McIntosh, 4589 Silver Sage Dr, Carson City, NV 89701.

Mr. McIntosh's grandfather(Dexter Oliver) lived at this property since 1969 until his death in 1996 at which time it was transferred to his(D. Oliver) wife. She passed away in 2007 & the property was passed to her daughter(Mr. McIntosh's aunt, Karen Haupt). Ms Haupt wants to keep the property in the family & Mr. McIntosh is in the process of buying the property. This property has never had a garage/shop.

The proposed structure is a fabricated metal building with a low profile roof and low eave. The metal panel walls and roof system will be an earth tone beige to be compatible with the neighboring properties & to match all the existing structures on the property.

Due to the small size of the family home (1748 sq/ft) and the existence of 3 accessory structures (288 sq/ft), has triggered the need to apply for a Special Use Permit for Mr. McIntosh to build his proposed (1500 sq/ft) garage/shop to comply to city codes requiring the process when the total of accessory structures (1788 sq/ft) exceeds the overall size of the residence (1748 sq/ft).

Where the combination of structures would overwhelm most residential areas of the City, the South Valley Estates area was created with one acre and larger lots. Given Mr. McIntosh's 1.39 acre lot (60,694 sq/ft) and the combined total of existing and proposed development (3,536 sq./ft) would create a 6% lot coverage far below City Codes allowances.

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

As a good neighbor, Mr. McIntosh visited with all his adjacent neighbors, though not all within the six hundred feet noticing area

due to absentee ownership (rentals). All had no objections to Mr. McIntosh's proposal and signed letters of support which are provided as part of this application.

Required Submittal Data and Exhibits:

Mr. McIntosh has prepared and supplied the following exhibits.

1. Completed and notarized Special Use Application.
2. Site plan of property showing existing and proposed structures with setbacks, dimensions and vicinity map.
3. Floor Plan of proposed Accessory Building.
4. Exterior Elevations of proposed Accessory Building.
5. Assessors Maps of the area within the 600-foot notification area.
6. List of all Property Owners within the 600-foot notification area.
7. Copy of City Treasures Property Tax Payment Record showing all property taxes for 2017 have been paid in full.
8. Copies of Letters of Support of adjacent property owners.
9. Additional information and compliance data provided in this document.

Master Plan Compliance Reports.

Impact on City Services:

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

CCMC 18.02.0800(5)

1. The proposed accessory structure is allowed and is typical of surrounding residential development of the one-acre plus

neighborhood and demonstrates adherence to the goals and regulation of the City's Master and Zoning Plans.

2. As demonstrated above, the proposed additional accessory structure will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and is compatible and preserves the caricature, integrity of adjacent development, neighbors or improvements or modifications on site or within the public right of way to mitigate development related to adverse impacts such as noise, vibrations, fume, odors, dust, glare, or physical activity. This property has no garage so this structure will fulfill that. It will also house the projects that exist on the property now.

a. Adjacent Development.

West: corner of Willow St & California St. SFR w/ several similar structures in nature of the proposed, Southeast & southwest: several more accessory buildings similar in nature to the proposed.

b. Similar development

c. There is an existing power pole with a light on it next to where the structure will go.

d. No additional landscaping is required or proposed. New structure will be located behind existing seven-foot high fence.

e. Development will demonstrate compatible development within the neighborhood and add property tax income to the City.

f. The proposed structure will utilize the existing driveway and gate and will not add impact vehicular or pedestrian movements.

g. The proposed structure will have no impact on Police

services and given its metal construction, no impact on Fire services.

h. No plumbing facilities are proposed, so no impact on City sanitary sewer.

i. Proposed structure will utilize existing driveway and gate.

j. No road improvements are needed as proposed structure will utilize existing driveway.

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

5. CCMC 18.04.190 Conformance

As noted above.

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

As noted above.

7. This project has already been approved with restrictions. We are asking to have those restrictions removed. Increase the sq/ft back to 1500 sq/ft. We already planned on painting the building to match the other buildings on the property. We also feel that the planting the trees to "hide" the building is wasteful since we already complied with city code with a 7' solid wood fence. Also having to water all those trees would not be in Carson City's water conservation plan.

We would also like to keep the 2-8x12 out buildings. They are semi-permanent with electrical & house the sprinkler system and my lawn equipment.

The project that was approved on 11/29/2017, SUP-17-164 at

4444 Center Dr is larger then our proposed structure. The existing out building is larger than our 2 out buildings combined. The property on Center is smaller than ours also.

Mr. McIntosh moved into this area (family home) because it's a unique rural area with single family 1 acre lots or larger and NOT a subdivision with CCR's or HOA's.

In summary what we are trying to do is revise numbers 17, 18, 19 in the conditions of approval from SUP15-079.

17. no landscaping

18. original sq/ft of building back to 1500 sq/ft. No removal of the 2 accessory structures.

19. Leave the vehicles that are outside - outside. Code enforcement has already approved that they can stay there, since we have put up a 7' fence.

Attached is a copy of the conditions of approval SUP15-079.



Carson City Planning Division

108 E. Proctor St.

Carson City, Nevada 89701

(775) 887-2180

Planning@carson.org

www.carson.org

PLANNING COMMISSION

September 30, 2015

NOTICE OF DECISION

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

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

CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
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5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with a building permit application:

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

ADDITIONAL CONDITIONS OF APPROVAL:

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

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

Susan Dorr Pansky, AICP
Planning Manager

SDP:ec

Mailed by: _____

By: _____

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

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

OWNER/APPLICANT SIGNATURE

DATE

PLEASE PRINT YOUR NAME HERE

RETURN TO:

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

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

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: McIntosh

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)?



Special Use Permit & Major Project Review Development Checklist

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

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

OWNER: RICHARD HAYES

939 Powers Ave

MUNDOK, NV 89423

APP: SAME

REQUEST: SHOP + CAR STORAGE

LOCATION: 4589 Silver Sage Dr

C.L. NV 894201

26010415 F1A

MASTER: LDR

APN: 917605

← E + W →
↑ S
↓ N

Proposed
Garage
1500 sq/ft

Existing
Residence
1748 sq/ft

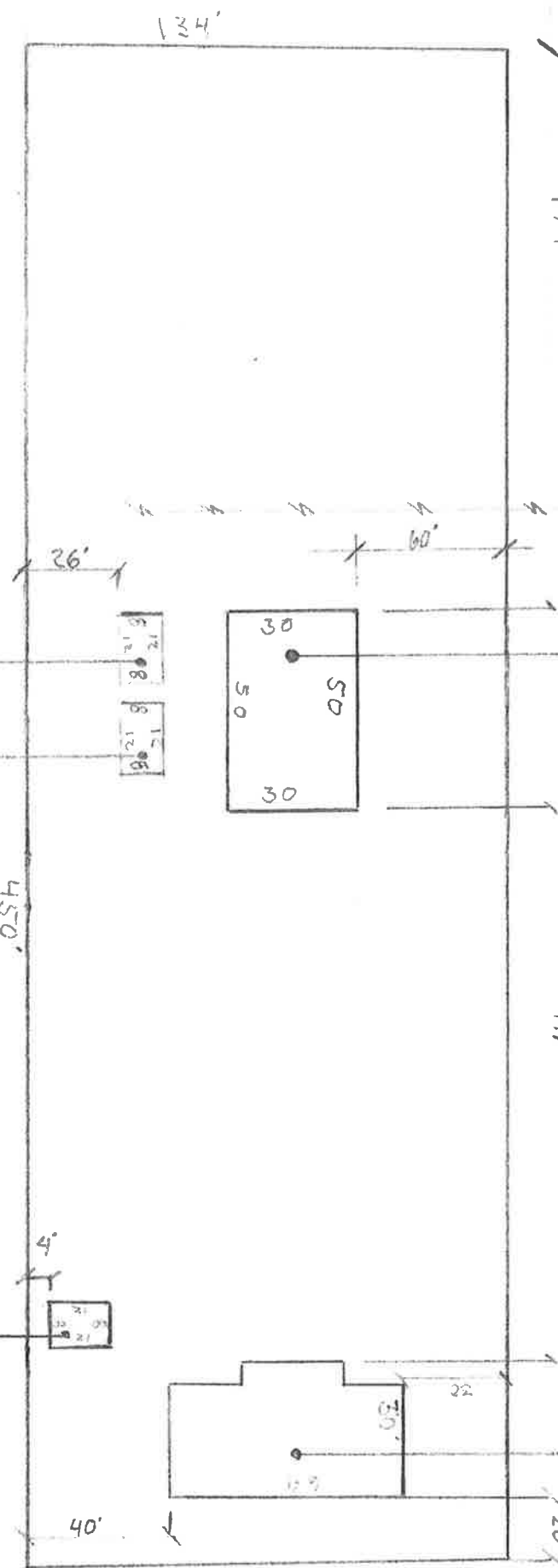
Willow ST.

179'

171'

120'

Silver Sage Dr.

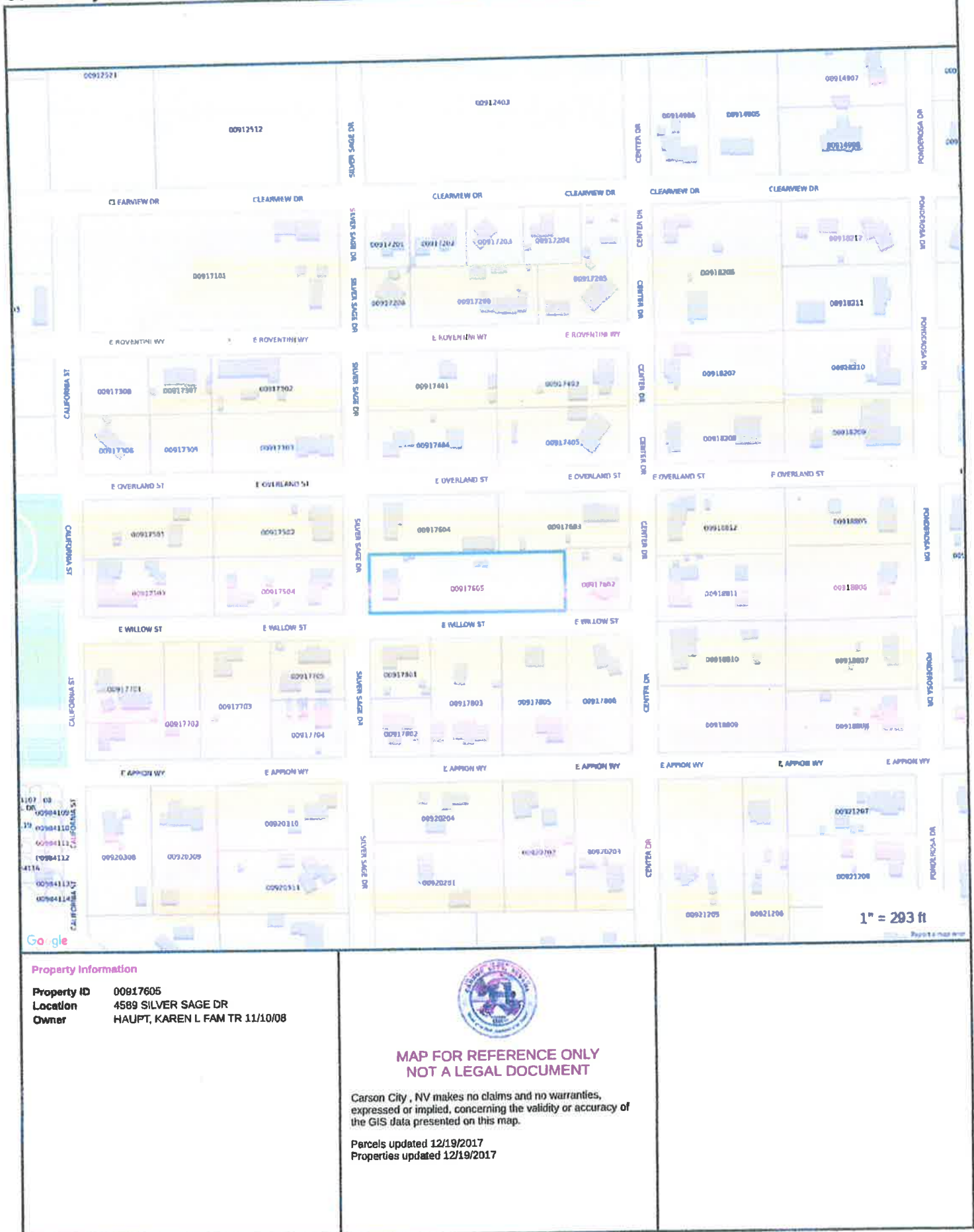


Well House
96 sq/ft

Accessory Building
96 sq/ft

Garden Shed
96

Carson City, NV







VALDEZ, RICHARD J & SHERRY L
360 E OVERLAND ST

CARSON CITY, NV 89701-0000
00917306

105698'
CANARY, ALFRED E & CHERYL D
4350 CENTER DR

CARSON CITY, NV 89701-0000
00917205

HANNER 1992 TR & HANNER, D L TR
% DEBORAH L HANNER, TRUSTEE
3233 OSELOT WY
RANCHO CORDOVA, CA 95670-0000
00918809

MATTHEWS, WAYNE & MATTHEWS, ETAL
4520 PONDEROSA DR

CARSON CITY, NV 89701-6783
00918805

SHERLOCK, MICHAEL D
4521 CENTER DR 120098'
CARSON CITY, NV 89701-0000
00918812

THAYER, SHALAYNA LYNN & CHRIS
600 E ROVENTINI WY 86498'
CARSON CITY, NV 89701-0000
00917206

KAPPELI, ERNST & LINDA
P O BOX 3281 184098'
GLENWOOD SPRINGS, CO 81602-0000
00917805

TERRY, DYAN L
4560 PONDEROSA DR
CARSON CITY, NV 89701-0000
00918806

NICKERSON, J R & N F REV LIV TR
% JOHN & NONA NICKERSON, TTEES
4530 SILVER SAGE DR
CARSON CITY, NV 89701-0000
00917502

SMITH, KRISTOPHER
589 E APPION WY 40098'
CARSON CITY, NV 89701-0000
00920204

72098'
BLISS FAMILY TRUST 8/22/05
% WALLACE & SALLY BLISS, CO- TT
789 E APPION WY
CARSON CITY, NV 89701-0000
00921206

69398'
ADAMS, WALLACE A & PAMELA S
C/ O PAMELA D ADAMS
600 W HUBBARD ST #39
COEUR D'ALENE, ID 83814-2271
00917501

BELLO, ROBERT R 124898'
4787 SILVER SAGE DR
CARSON CITY, NV 89701-0000
00920201

STOOPS, SUSAN D & STOOPS, DAVID
4444 CENTER DR 800+
CARSON CITY, NV 89701-0000 2000
00917403

MUELLER, ZACH & LORI
4489 CENTER DR 3,60098'
CARSON CITY, NV 89701-0000
00918208

VALENTINE LIVING TRUST 2/22/13
% B & J VALENTINE, TRUSTEES
P O BOX 1384
CARSON CITY, NV 89702-0000
00917806

HOLBROOK, HAROLD & RUTH H
379 E WILLOW ST 44098'
CARSON CITY, NV 89701-0000
00917701

MAYER, JOHN H & JEANETTE F
429 E ROVENTINI WY
CARSON CITY, NV 89701-0000
00917302

YASMER LIV REV TRUST 12/7/09
% KATHLEEN M YASMER, TRUSTEE
4630 PONDEROSA DR
CARSON CITY, NV 89701-0000
00918807

ECKSTEIN, EMILY J & RYAN, N L
4660 PONDEROSA DR
CARSON CITY, NV 89701-0000
00918808

COSTELLO, DENISE M
P O BOX 4644

CARSON CITY, NV 89702-0000
00917604

SINGER, SUSAN Y
670 WILLOW STREET

CARSON CITY, NV 89701-0000
00917602

BAKER, DEBRA & BAKER, STEFANIE
460 OVERLAND ST

CARSON CITY, NV 89701-0000
00917303

BELL, LAURA J & DOUGLAS, J L
4780 CENTER DR

CARSON CITY, NV 89701-0000
00920203

HITT, GARY TRUST 8/13/15 336+
% GARY R HITT, TRUSTEE 108098'
525 E ROVENTINI WY
CARSON CITY, NV 89701-0000
00917401

FRENCH, HAYDEN TRUST 3/23/15
% EDWARD LEE FRENCH, TRUSTEE
449 E CLEARVIEW DR 768+400
CARSON CITY, NV 89701-6691
00917101

O'DONNELL, BETTY J REV TRUST
% BETTY J O'DONNELL, TRUSTEE 67298'
4529 CENTER DR
CARSON CITY, NV 89701-0000
00918811

PARK, JAMES C & TAMMIE K
4486 CENTER DR

CARSON CITY, NV 89701-0000
00917405

WESTBERG, GARY
520 E OVERLAND ST

CARSON CITY, NV 89701-0000
00917404

ERNEST, MICHAEL & ZOLA, MICHAEL
1921 OREGON ST

BERKELEY, CA 94703-0000 48098'
00920310

MANDOKI, STEVE & JANICE
870 OVERLAND ST 600 sq'
CARSON CITY, NV 89701-0000
00918209

RODELA, MELVIN A & RAMONA R
590 E APPION WY 760 sq'
CARSON CITY, NV 89701-0000
00917803

DAY, MITCHELL & MARIANNE
671 E OVERLAND DR
CARSON CITY, NV 89701-0000
00917603

COLLINGS, BRIAN K & BRENDA N
267 PASTURE DR 1152 sq'
CARSON CITY, NV 89701-0000
00917504

CALLANAN LIVING TRUST 2/24/14
% ALAN & SHANE CALLANAN, TTEES
4480 CENTER DR
CARSON CITY, NV 89701-0000
00918207

ESPINOSA, JOSEPH C & SHARON W
4780 SILVER SAGE DR 768 sq'
CARSON CITY, NV 89701-0000
00920311

CORRAL, STEPHANY J LIV TRUST
% STEPHANY J CORRAL, TRUSTEE
4621 CALIFORNIA ST
CARSON CITY, NV 89701-0000
00917702

BROWN, SCHAD C 968 sq'
459 E WILLOW ST
CARSON CITY, NV 89701-0000
00917705

MINSHAW, HARLAND & HELEN
455 E WILLOW ST
CARSON CITY, NV 89701-0000
00917703

RYAN, DALE FAMILY TRUST 9/16/97
649 E APPION WAY 780 sq'
CARSON CITY, NV 89701-0000
00920202

MAYER FAMILY TRUST DTD 2/6/01
% JOHN & JEANETTE MAYER, TTEES
429 E ROVENTINI WY
CARSON CITY, NV 89701-0000
00917302

ASHLEY, FRANCES M
427 E APPION WY
CARSON CITY, NV 89701-0000
00920309

MOORE, ALAN D & BARBARA A
4690 SILVER SAGE DR
CARSON CITY, NV 89701-0000
00917704

FOWLER, LARRY E & ROBIN D 678 sq'
4689 SILVER SAGE DR
CARSON CITY, NV 89701-0000
00917802

HANNER 1992 FAMILY REV TRUST
% CARL J & DOLORES M HANNER, TT
4639 CENTER DR
CARSON CITY, NV 89701-0000
00918810

AGUILERA, G JR & F FAMILY TRUST
% G JR & F AGUILERA, TRUSTEES
4639 SILVER SAGE DR
CARSON CITY, NV 89701-0000
00917801

LABADIE, JEAN- MICHEL
729 CLEARVIEW DR 576 sq'
CARSON CITY, NV 89701-0000
00918206

MARWIN, TERESA A 288 sq'
4 GAY CIRCLE
CARSON CITY, NV 89703-0000
00917208

STRENG, MARTIN K & MICHELLE R
4974 CONTE DR
CARSON CITY, NV 89701-0000
00917305

HARVEY, EDWARD GEORGE & CHERYL
302 E WILLOW ST 3,200 sq'
CARSON CITY, NV 89701-0000
00917503

CARDINAL, DAVID & RHONDA
329 ROVENTINI WAY
CARSON CITY, NV 89701-0000
00917307

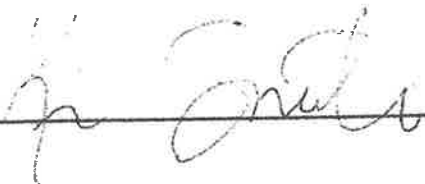
Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-202-04
Smith, Kristopher
589 E Appion Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s)  _____

Date: 1/23/18 _____

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-173-07
Cardinal, David & Rhonda
329 Roventini Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Rhonda Cardinal David is deceased

Date: 1-24-18


Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-174-01
Hitt, Gary Trust 8/13/15
% Gary R Hitt, Trustee
525 E Roventini Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s)  _____

Date: 1-24-18 _____

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-202-02
Ryan, Dale Family Trust 9/16/97
649 E Appion Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) _____

Date: _____

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-178-03
Rodela, Melvin A & Ramona R
590 E Appion Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Melvin Rodela Ramona Rodela

Date: 1-24-18 1-24-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-212-06
Bliss Fmly Trust 8/22/05
% Wallace & Sally Bliss, CO-TT
789 E Appion Way
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Sally Anne Bliss

Date: 1-23-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-175-04
Collings, Brian K & Brenda N
267 Pasture Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) 

Date: 1-24-18


Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-177-04
Moore, Alan D & Barbara A
4690 Silver Sage Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s)  Barbara Moore

Date: 1-24-12

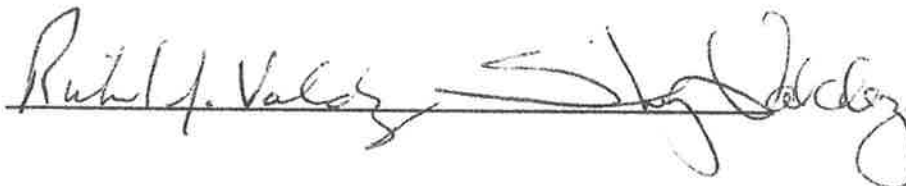
Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-173-06
Valdez, Richard J & Sherry L
360 E Overland St
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) 

Date: 1/23/18

Approval letter in support of McIntosh Special Use Permit

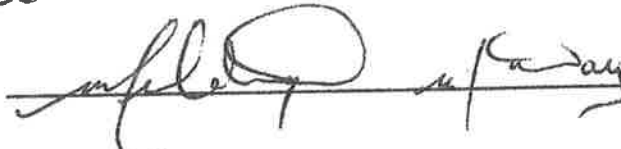
Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-176-03
Day, Mitchell & Marianne
671 E Overland Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

WE HAVE NO Problem with this

(s)  _____

Date: 1-24-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-174-03
Stoops, Susan D & Stoops, David
4444 Center Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Susan Stoops [Signature]

Date: 1/26/18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-175-02
Nickerson, J R & N F Rev Liv Tr
% John & Nona Nickerson, TTEES
4530 Silver Sage Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) John P. Nickerson

Date: Jan 25 - 2018

Congrats

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-177-03
Minshew, Harland & Helen
455 E Willow St
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Helen Minshew
Harland Minshew

Date: Oct. 24 2018

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-182-09
Mandoki, Steve & Janice
870 Overland St
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) _____

Date: _____

1-23-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-171-01
French, Hayden Trust 3/23/15
% Edward Lee French, Trustee
449 E Cleaview Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Edward L French

Date: 1-24-2018

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-178-01
Aguilera, G Jr & F Fmly Trust
% G Jr & F Aguilera, Trustees
4639 Silver Sage Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) _____

Date: _____

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-182-06
Labadie, Jean-Michel
729 Clearview Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) JEAN MICHEL LABADIE

Date: 

1-23-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-172-08
Marwin, Teresa A
4 Gay Circle
Carson City, NV 89703

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Teresa Marwin

Date: 1-25-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-188-08
Eckstein, Emily J & Ryan, N L
4660 Ponderosa Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) MZ. ~~Wahne Lee~~ R.H. + Emily Eckstein

Date: 01-27-2018

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-176-04
Costello, Denise M
PO Box 4644
Carson City, NV 89702-0000

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) _____

Date: _____

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-188-06
Terry, Dyan L
4560 Ponderosa Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) 

Date: 1-30-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-203-11
Espinoza, Joseph C & Sharon W
4780 Silver Sage Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Joseph C Espinoza OK!

Date: 2-1-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-173-05
Streng, Martin K & Michelle R
4974 Conte Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Martin Streng

Date: 2-7-2018

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-175-03
Harvey, Edward George & Cheryl
302 E Willow St
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

(s) Cheryl Harvey

Date: 2-1-18

Approval letter in support of McIntosh Special Use Permit

Jason McIntosh
4589 Silver Sage Dr
Carson City, NV 89701

Property Owner:

009-202-01
Bello, Robert R
4787 Silver Sage Dr
Carson City, NV 89701

I am the owner of the above listed property and have reviewed the site plan for the workshop and storage building for the applicant Jason McIntosh. I am in support of its approval .

Hope You Get IT

(s) *RR Bello*

Date: *2/6/18*

