

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 12, 2018**

FILE NO: HRC-18-089

AGENDA ITEM: E-2

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request to install roof mounted solar panels on a home on property zoned Single Family 6000 (SF6), located at 319 Mountain Street, APN 003-192-24.

APPLICANT: Jeremiah Trapp

OWNER: Same

LOCATION: 319 Mountain Street

APN: 003-192-24

RECOMMENDED MOTION: "I move to approve HRC-18-089, a request to install roof mounted solar panels on a house on property zoned Single Family 6000, located at 319 Mountain Street, APN 003-192-24, based on the findings outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the submitted plans.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The applicant must sign and return the Notice of Decision 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 Historic Resources Commission meeting for further consideration.
4. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEWS: None

DISCUSSION:

According to the Assessor's Records, the house on this property was constructed in 2001. The home, although constructed to be compatible with the district, is not a contributing structure to the district. The applicant proposes to mount the solar panels onto the side and rear elevations of the home.

As noted below, the Design Standards include standards for roofs.

5.14.2 Guidelines for New Construction

Contemporary roofing materials are available in a wide variety of sizes, materials, colors and designs. The type of building: commercial, residential or accessory to residential is a major factor in determining the appropriate roofing material to use. Today's requirements for fire safety must not be overlooked. Fiberglass matt composition and fire retardant treated sawn/milled wood shingles are the preferred materials for use within the district. **Mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building design.**

The two story residence sits on a corner lot, with frontage on both Telegraph Street and Mountain Street. The front of the house is on Mountain Street. A first floor open porch is located on the northwest corner of the house. There is a roof over the porch that is visible from both Mountain Street and Telegraph Street. No solar panels are proposed on the porch roof. Rather, the roof mounted solar panels will be located on the sides of the second story roof, and in the rear of the building. Staff finds this placement to be

consistent with the guidelines.

Attachments:

Site Photographs
Application (HRC-18-089)





MAY 24 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 18.06

HISTORIC RESOURCES COMMISSION

FEE: None

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

Application Form with Signatures
Written Project Description
Site Plan
Building Elevations
Proposed Building Materials
Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Historic Resources
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 # HRC - ~~17~~- 18 - 089

APPLICANT PHONE #
Jeremiah Trapp 417-693-0018

MAILING ADDRESS, CITY, STATE, ZIP
319 Mountain St. Carson City, NV 89703

EMAIL ADDRESS
jeremy-trapp@hotmail.com

PROPERTY OWNER PHONE #
same

MAILING ADDRESS, CITY, STATE, ZIP
same

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Tesla Rep: Shelyn Vargas 209-315-
6844

MAILING ADDRESS, CITY, STATE/ZIP
N/A

EMAIL ADDRESS
N/A

Project's Assessor Parcel Number(s):

~~003-129-24~~

Street Address

319 Mountain St. Carson City, NV

Project's Master Plan Designation

Project's Current Zoning

Residential

Nearest Major Cross Street(s)

Mountain

Briefly describe the work to be performed requiring Historic Resources Commission review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

This proposal request is to add solar panels to the roof (see site plan from Solar City, Tesla). The panels will not change the historic area, no destruction needed, still aesthetically pleasing. This project adds value to property and area. It is also non-intrusive to area.

Call if questions 417-693-0018

003-
19-
224

Reason for project:

To save the environment

Will the project involve demolition or relocation of any structure within or into the Historic District?

Yes

☒ No

If Yes, please describe:

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature

Jeremiah Trapp

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name



Customer Information
Jeremy Trapp

**319 Mountain St
Carson city, NV 89703
4176930018**

Salesperson
Steve Wagoner

Registration/License Number:
**102102 SP
800 East Sydney Dr ,
string
Sparks, NV 89434**

Installation Location
**319 Mountain St
Carson City, NV 89703**

Installer License
Tesla Energy Operations, Inc.
**NV NV20121135172/C2-
0078648/B2-0079719**

Here are the terms of your Solar Home Improvement Agreement

4.55 kW DC

System Size

20yr

System Warranty

The Tesla Promise

- We provide a money-back energy performance guarantee.
- We warrant all of our roofing work.
- We warrant and repair the System.
- We fix or pay for any damage we may cause to your property.
- We provide 24/7 web-enabled monitoring at no additional cost.
- The pricing in this Agreement is valid for 30 days after 3/15/2018.

Initial here 

Your Tesla Purchase Agreement Details

Contract Price	\$16,152.50
REC Value (Estimate)	- \$0.00
Rebate Value (Estimate)	- \$1,051.19
Amount Due	\$15,101.31
Due at Contract Signing	\$0.00
Due When Installation Begins	\$0.00
Due at Completion of Installation	\$15,101.31
Est. first year production	5,028 kWh

Installation Timeline:

Approximate Start Date: 60-120 days from the date of this Agreement

Approximate Completion Date: 60-120 days from the date of this Agreement

You may file a complaint with the Public Utilities Commission of Nevada or the State Contractors' Board. Complaints to the Commission can be submitted to puccompliance@puc.nv.gov or by calling (775) 684-6101 and to the Contractors'

3055 Clearview Way, San Mateo, CA 94402 | 888.765.2489 | tesla.com

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If provided, the savings estimate was calculated based on: Estimates of annual utility rate increases, future utility charges, net metering value, and the design of your system, which can be affected by shading, roof type, compliance with fire codes, location, system size, government rebates and local utility rates.

The savings estimate to you assumes the following:
Your system will last: 30 years

It is important to understand that electricity rates are estimates only. Your actual current and future utility rates and utility rate increases may vary.
Provider IS NOT guaranteeing these savings.

Cooling Off Period/ Right to Cancel

In addition to any rights you have under state or local law, you HAVE the right to terminate this agreement without penalty within three (3) business days of 3/15/2018 by notifying Provider in writing at the above address.

SEIA Solar Business Code

Provider DOES abide by and agrees to be bound by SEIA's Solar Business Code and its complaint resolution process. For more information about the SEIA Solar Business Code and complaint resolution process, please visit <http://www.seia.org/consumers>

Additional Disclosures or Terms

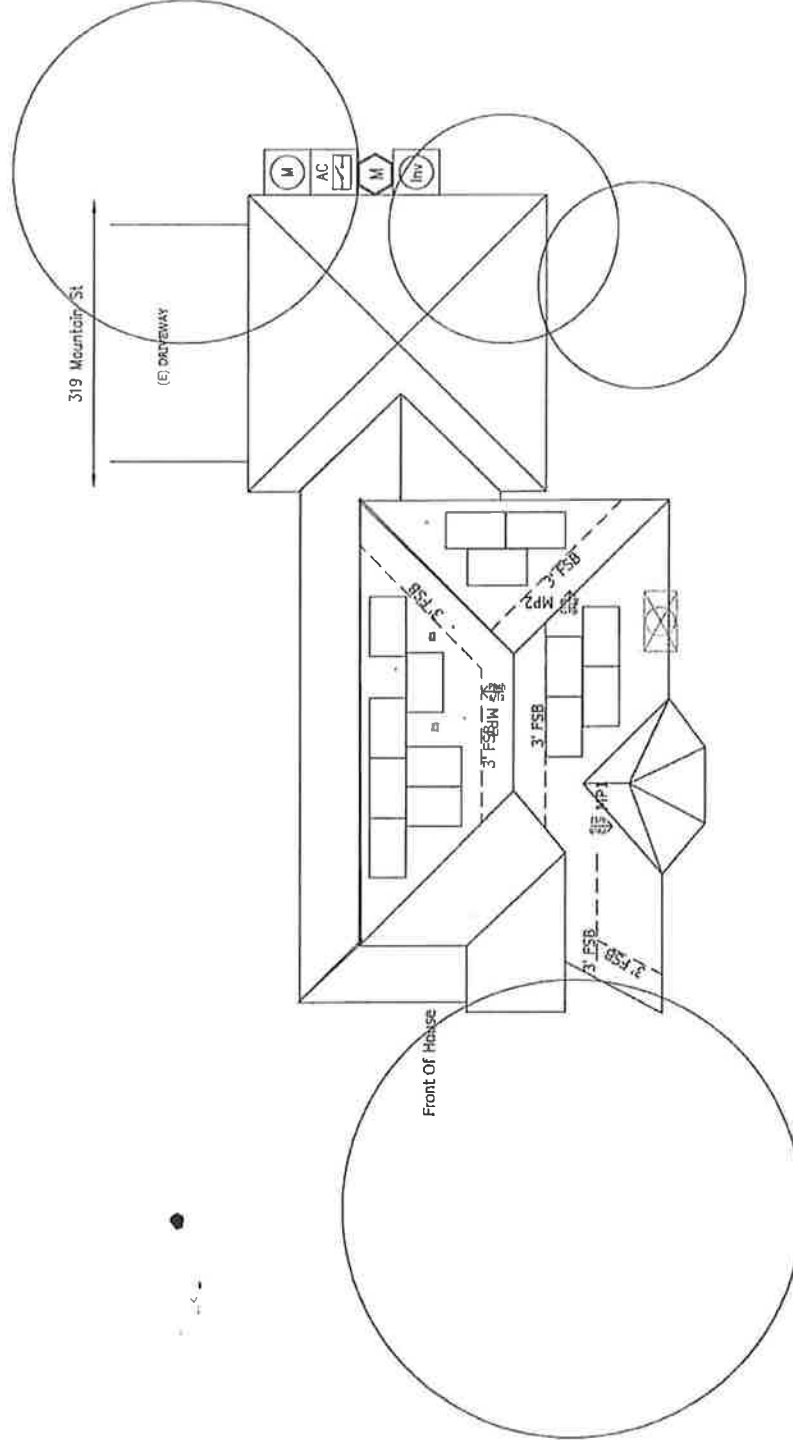
Customer's Initials here ART



Owner's Obligations: 2
Reason: Clear area for installation of solar
electrical equipment
Clear work area for roof access

System Size: 4.55 kW
System Production: 5027.63 kWh
kWh/kW: 1104.97 kWh/kW
Usage Offset: 50.05 %

Unused Mounting Planes



LEGEND

- (E) UTILITY METER & WARNING LABEL
- INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS
- DC DISCONNECT & WARNING LABELS
- AC DISCONNECT & WARNING LABELS
- DC JUNCTION/COMBINER BOX & LABELS
- DISTRIBUTION PANEL & LABELS
- LOAD CENTER & WARNING LABELS
- DEDICATED PV SYSTEM METER
- RAPID SHUTDOWN
- STANDOFF LOCATIONS
- CONDUIT RUN ON EXTERIOR
- CONDUIT RUN ON INTERIOR
- GATE/FENCE
- HEAT PRODUCING VENTS ARE RED
- INTERIOR EQUIPMENT IS DASHED



SITE PLAN

NTS





