

**STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF OCTOBER 24, 2018**

**FILE NO:** ADM-18-149

**AGENDA ITEM:** D-1

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

**REQUEST:** For Possible Action: To consider an Administrative Permit application to allow a detached accessory structure where the square footage will be 73% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A), located at 4366 Hillview Drive, APN 009-189-20.

**OWNER:** Jerad and Brian D. Reid

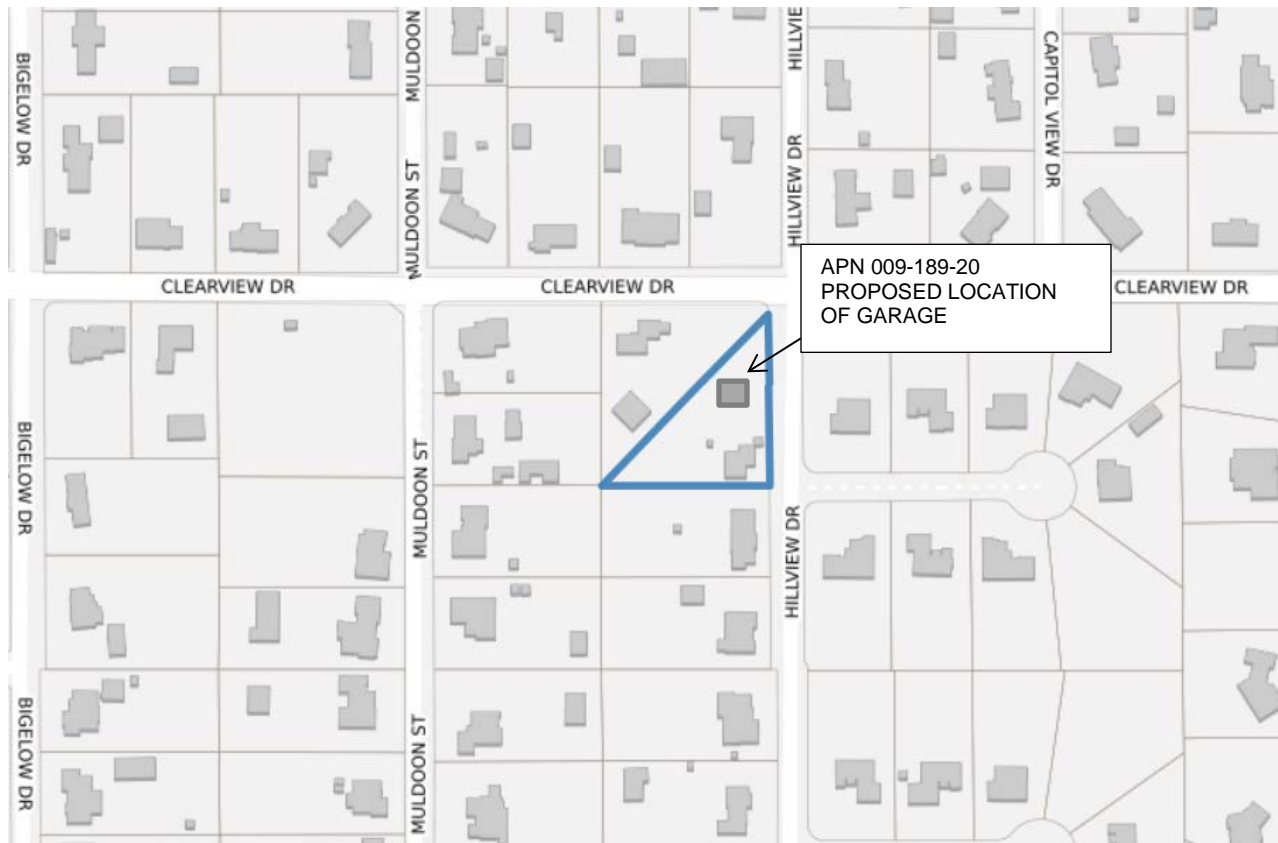
**APPLICANT:** Brian D. Reid

**LOCATION:** 4366 Hillview Drive

**APN:** 009-189-20

**RECOMMENDED MOTION:** "I move to approve ADM-18-149 a request to allow a detached accessory structure located at 4366 Hillview Drive based on findings and subject to 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 Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**The following shall be submitted with a Building Permit application:**

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
8. The building height shall not exceed 20 feet, measured to the mid-point of the ridge.
9. The building size shall not exceed 1,890 square feet.
10. The exterior of the accessory building colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. The project is limited to one bathroom, including toilet, sink, shower and/or bathtub. No kitchen facility inside this building is approved with this permit. A kitchen facility will require additional review and approval of a building permit.
12. The project must comply with currently adopted Carson City fire code and northern Nevada amendments
13. The project must be designed to Carson City Development Standards. The driveway to the shop will be required to have a paved apron meeting Carson City Standard Details, and 10 feet of pavement behind.

14. The drainage must flow to the City roadside swale or the drainage ditch behind the property. The project is in the FEMA flood zone and will be required to meet any applicable requirements of CCMC 12.09 and Carson City Development Standards Division 14, for building in a flood zone.
15. The increased drainage produced by the proposed structure must not adversely affect neighboring properties.
16. The utility extensions and connections must be shown on the site plan that accompanies the permit. The area of development is limited to one bathroom. No kitchen is approved within this building.

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

17. Any new detached accessory structures will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.
18. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
19. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
20. The accessory building is not approved for living quarters or a guest building. Use of this structure as living quarters or a guest building must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

**LEGAL REQUIREMENTS:** CCMC 18.02.110 (Administrative Permits), 18.04.155.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

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

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

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single Family 1 Acre/Single Family Residence  
EAST: Single Family 1 Acre/Single Family Residence  
SOUTH: Single Family 1 Acre/Single Family Residence  
WEST: Single Family 1Acre /Single Family Residence

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: AH, 100 year flood plain
2. EARTHQUAKE FAULT: Zone IV, low, beyond 500 feet
3. SLOPE/DRAINAGE: The site is flat

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: one acre
2. PROPOSED STRUCTURE SIZE: 1,890 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 20 feet at the mid-point of the ridge with 1/12 roof height construction
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (east) 30/31, Left (northwest) Side 15/60, Right (south) Side 15/96, Rear is not applicable to a three-sided parcel, and Height 32/20 at the mid-point of the ridge
6. VARIANCES REQUESTED: None

**ADDITIONAL REVIEWS:** None

**DISCUSSION:**

An Administrative Permit is required for the following reason:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure requires prior review and approval of an Administrative Permit.

The applicant is proposing a 1,890 square foot accessory structure that will be a garage for storing and protecting vehicles and items owned by the resident of the property. Any new detached accessory structures proposed for the site in the future will require additional review and approval of an Administrative Permit or Special Use Permit, depending on the proposed size of any structure. This proposal is to add a new detached garage building of 1,890 square feet which will be 73% of the size of the primary residential structure of 2,580 square feet. The primary structure includes 1,932 square feet of residence, plus an attached garage of 648 square feet. The requested use of a garage is a permitted accessory use within the Single Family 1 Acre zoning district.

The proposed building and roof colors will be reviewed to match the existing primary structure during the building permit process. The new building is shown with the front facing east. The actual elevations of the metal building proposed for the site may have different configurations than shown in the example submitted with the permit regarding the placement of garage doors, man doors and windows. Access to the new building is proposed on the east by way of a proposed new driveway.

This site is a three sided parcel, with a front and two sides and no rear. It is adjacent to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This property is similar to other properties developed in the area, where all parcels are one acre in size or slightly larger. It is common on parcels which are at least one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Sidewalks, curbs and gutters are not common in a rural area and are not located adjacent to this site.

It does not appear the proposed project will detract from the existing area. The applicant proposes off-street storage, vehicle parking, a bathroom, and could also have shop uses within the new garage building. The owner will be moving vehicles and materials into covered and secure storage. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing house and roof materials. Water and sewer connections are proposed within the new structure for a bathroom. The site is on City sewer and City water. A guest building is an

allowed use in this zoning district, but is not shown as a part of this permit. If a modification to a guest building is proposed in the future, to include a kitchen, it will require additional review under a building permit.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 450 feet of the subject site on October 2, 2018. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on October 24, 2018, depending on the date of submission of the comments to the Planning Department.

**AGENCY COMMENTS:** All comments from various city departments and agencies which were received as of October 8, 2018 are included or attached to this report.

Engineering Department:

1. The project must be designed to Carson City Development Standards. The driveway to the shop will be required to have a paved apron meeting Carson City Standard Details, and 10 feet of pavement behind.
2. The drainage must flow to the City roadside swale or the drainage ditch behind the property. The project is in the FEMA flood zone and will be required to meet any applicable requirements of CCMC 12.09 and Carson City Development Standards Division 14, for building in a flood zone.

Fire Department: The project must comply with currently adopted Carson City fire code and northern Nevada amendments.

Environmental Health: No comments or requirements.

**FINDINGS:** Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

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

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

*Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure, as a single bathroom facility is proposed within the structure. No kitchen facilities are proposed at this time.*

*The proposed garage/shop/storage will be constructed of colors to match the existing primary structure and be reviewed during the building permit process. The applicant states the garage building will be used to store personal property and vehicles of the owner of the property. The proposed location of the garage will be at the central portion of the lot, north of the existing house. Access to the structure is proposed from the east by way of a new driveway from Hillview Drive. The proposed building will be constructed of durable and long lasting metal to ensure the new construction will be well maintained in the future. No mature landscaping is in the area of the proposed garage, and none will be disrupted by the garage placement. Large garages and other*

*detached accessory structures are common in larger zoning districts. This property is zoned Single Family 1 Acre, where the minimum setbacks are 30 on the front and 15 on the sides. The property is three-sided, where there is no rear setback.*

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

*Construction will be of limited duration. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Once the construction of the garage is completed on the site, the garage is expected to support the interests of the owner of the property and be residential in nature. It is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors of the building will match the primary structure. The proposed building will be used for storage of vehicles, materials and equipment of the owner and will have a bathroom. The placement of vehicles and storage of materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.*

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

*Traffic is not likely to increase due to the construction of a garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection, and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties of one acre or larger, where there are no sidewalk, curb or gutter improvements.*

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

*The project is not expected to have a negative effect on existing public services and facilities. One bathroom with City water and City sewer connections is proposed in the interior of this building. The proposed addition of these features will also be reviewed during the building permit process. The addition of a garage on this site is not anticipated to overburden any public services.*

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

*The zoning for this parcel is Single Family 1 Acre. The purpose of the Single Family 1 Acre zoning district is to provide for the development of low-density, large lot, single-family detached residential units. This district is consistent with the policies of the suburban residential category of the master plan. This site is located in the Low Density Residential Master Plan Designation.*

*This request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. The addition of this building to the site will create a ratio of accessory buildings to primary building of 73%. The primary residence is two stories with 2,580 square feet. The placement of the proposed garage building in the northeastern central area of the parcel, north of the existing residence on the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre*

*zoning district.*

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

*The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The detached accessory structure of 1,890 square feet will be 73% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of a garage in this location.*

*An additional area of review is the size of the detached accessory structures compared to the size of the parcel. If the resulting calculation is more than 5%, an additional review is required. This calculation would be 4.3%, indicating that the detached accessory structure is less than the size which would need additional review, and is therefore not oversized in relation to the size of the parcel.*

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

*Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the site of the primary structure compared to the detached accessory structures. If the new structure were proposed to be attached to the primary structure, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage areas, barns, carports, and so forth. If these accessory structures were to exceed 50% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.*

**Attachments**

- Engineering Comments
- Fire Comments
- Health Comments
- Environmental Health Comments
- Site Photos
- Application (ADM-18-149)

**Carson City Development Engineering  
Planning Commission Report**  
File Number ADM-18-149

**TO:** Hope Sullivan, - Planning Department  
**FROM:** Stephen Pott y P.E., - Development Engineering  
**DATE:** October 16, 2018

**SUBJECT TITLE:**

ADM-18-149 Detached Shop at 4366 Hillview Dr (Brian Reid) Engineering Comments.

**RECOMMENDATION:**

Development Engineering has no objection to this request providing the following conditions of approval are met:

- The project must be designed to Carson City Development Standards including those referenced in the Engineering Discussion.

**DISCUSSION:**

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

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

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

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

Development Engineering has no comment on this finding.

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

The new structure will have negligible effect on traffic and pedestrian facilities. Carson City Development Standards require that driveways have paved aprons. The driveway to the shop will be required to have a paved apron meeting Carson City Standard Details, and 10 feet of pavement behind.

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

The new structure will have a negligible impact to the city storm drain, sewer and water systems. Carson City Development Standards require the drainage to flow to the City roadside swale or the drainage ditch behind the property. The project is in a FEMA flood zone and will be required to meet any applicable requirements of CCMC 12.09 and CCDS Division 14, for building in a flood zone.

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

Development Engineering has no comment on this finding.

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

The new structure will have no impact on public safety as long as the above condition of approval is met.

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

Development Engineering has no comment on this finding.

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

The plan provided is adequate for this analysis.

## **Fire Department Comments**

10/01/2018

Comments for ADM 18-149:

1. Project must comply with currently adopted Carson City fire code and northern Nevada amendments.

***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

# MEMORANDUM

**TO :** Planning Department

**FROM :** Mark Irwin

**Re :** ADM - 18-149

**DATE :** September 28, 2018

Greetings,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for ADM – 18-149 @ 4366 Hillview Drive.

1. ECA has no comments or requirements.







Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02.110



FILE # ADM - 18 - 149

ADMINISTRATIVE PERMIT

APPLICANT: Brian Reid (775) 690-7784  
PHONE #

FEE\*: \$750.00 + noticing fee  
+ \$60/hr over 10 hours  
\*Due after application is deemed complete by staff

MAILING ADDRESS, CITY, STATE, ZIP: 1145 Kingsley Ln, Carson, NV, 89701

- SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies)
  - Application Form
  - Site Plan
  - Written Project Description
  - Administrative Permit Findings
  - Applicant's Acknowledgment Statement
  - Master Plan Policy Checklist
  - Documentation of Taxes Paid-to-Date

EMAIL ADDRESS: brian.reid@swgas.com  
PROPERTY OWNER: Brian Reid

- CD or USB DRIVE with complete application in PDF

MAILING ADDRESS, CITY, STATE, ZIP: 1145 Kingsley Ln, Carson, NV, 89701

Application Reviewed and Received By:

EMAIL ADDRESS: brian.Reid@swgas.com

*Bresech*

APPLICANT AGENT/REPRESENTATIVE: Brian Reid

Submittal Deadline: Anytime during business hours.

MAILING ADDRESS, CITY, STATE, ZIP:

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

EMAIL ADDRESS:

Project's Assessor Parcel Number(s): 009-189-20  
Street Address: 4366 Hillview DR.

Project's Current Master Plan Designation: Residential  
Project's Current Zoning: Residential  
Nearest Major Cross Street(s): Clearview DR

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.  
To construct a 42' x 45' x 20' high, certified, pre-engineered steel metal shop building for personal use, with utilities, gas, water, power, sewer.

PROPERTY OWNER'S AFFIDAVIT  
I, Brian D. Reid, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  
Signature: *Brian Reid* Address: 1145 Kingsley Ln Date: 9/27/18

Use additional page(s) if necessary for other names.  
STATE OF NEVADA )  
COUNTY Carson City )  
On September 27, 2018, Brian Reid, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: *Jill Smith*  
JILL SMITH  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 14-15423-12 - Expires November 14, 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 Hearings Examiner, 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 staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Brian Reid  
Applicant's Signature

Brian Reid  
Print Name

9/27/18  
Date

# Master Plan Policy Checklist

## Special Use Permit, Major Project Review & Administrative Permits

### PURPOSE

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

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

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

#### CHAPTER 8 / 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 (5.1i)
- 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)?

1. To comply with the elements of the master plan checklist, that relate to my proposed shop building.
2.
  - a. Residential in all directions.
  - b. This will be a residential shop that will be used for personal use/storage. This shop will be compatible and or match the other detached shops or RV storage facilities within the neighborhood. This shop is similar in appearance to the existing shop directly west of my property.
  - c. This shop will be used will be used for personal use and storage only. It will be similar to the other shops in the neighborhood.
  - d. Small outdoor LED 60-watt lighting will be attached to the front of the shop building, similar to the houses/shops in the neighborhood.
  - e. Not applicable.
  - f. This project will improve property value.
3. Not applicable.
4.
  - a. Not applicable.
  - b. Not applicable.
  - c. Shop will require a standard residential 5/8" water service.
  - d. Not applicable .
  - e. Standard 4" sewer lateral connected to the city's sewer system.
  - f. Not applicable.
  - g. Carson City Public Works.
5. Accessory permitted use incidental to primary permitted use. Applying for Administrative Permit due to the shop exceeding the 50% allowable primary permitted use.
6. Shop will be used for personal and storage use only.
7. Surrounding neighbors have similar detached shops and RV storage facilities.

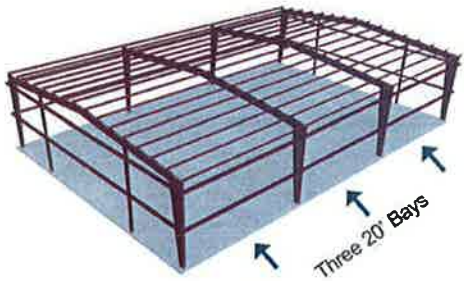




# BASE BUILDING PACKAGE



**40 x 60**  
**1:12**
















The General Steel Peak box logo means you have the best warranties in the industry including our industry best 50 year structural warranty.

GENERAL STEEL

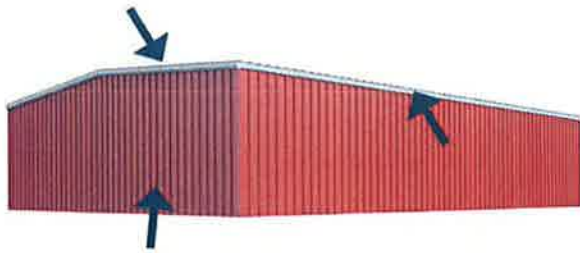
BUILDINGS

## THE STRONGEST AND HIGHEST QUALITY BUILDING AVAILABLE

### WHAT'S INCLUDED:

-  Primary and Secondary Framing
-  1:12 Roof Pitch
-  26 Gauge Roof and Wall Sheeting
  - Baked on Kynar Finish
-  Fasteners
-  Sealants and Flashing
-  Deluxe Trim Package
-  Ridge Cap
-  Engineered Stamped Drawings
-  Your Choice of Wall and Trim Colors
  - Galvalume Roof Included
  - Adding Color to the Roof May Carry an Additional Charge
-  50 Year Structural Warranty
-  40 Year Paint Warranty
-  25 Year Galvalume Roof Warranty
-  20 Year Standing Seam Roof Warranty

# POPULAR COLORS



**CHOOSE YOUR OWN  
ROOF, WALL AND TRIM  
COLOR COMBINATION  
MORE COLORS AVAILABLE**

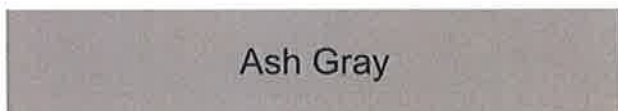
**Walls:** Crimson Red      **Roof:** Galvalume      **Trim:** Snow White



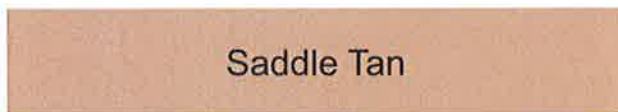
Polar White



Light Stone



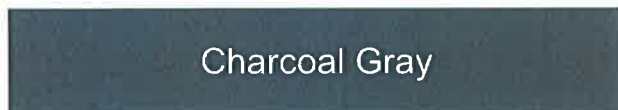
Ash Gray



Saddle Tan



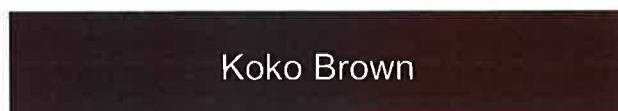
Hawaiian Blue



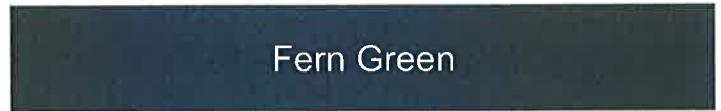
Charcoal Gray



Burnished Slate



Koko Brown



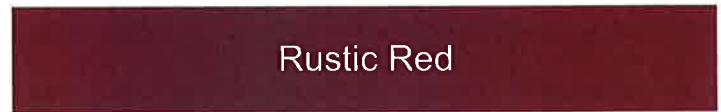
Fern Green



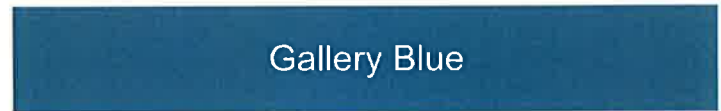
Classic Green



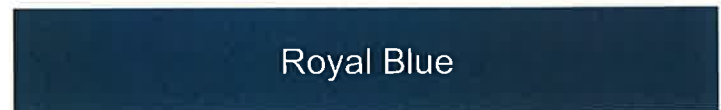
Crimson Red



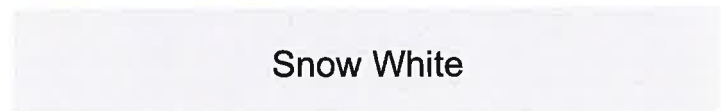
Rustic Red



Gallery Blue



Royal Blue



Snow White



Medium Bronze

# BASE BUILDING



## **BUSINESSES, CHURCHES AND ORGANIZATIONS:**

In addition to churches and organizations of all sizes, America's largest companies like General Motors, Boeing and Dow Chemical start their business expansions with our base building package. General Steel building packages are economical, efficient, durable and completely customizable. Each building our team delivers is designed individually according to intended use and to expand easily in the future; making our building system the right choice for growing operations and entrepreneurs alike.

## **PRIVATE INDIVIDUALS:**

General Steel buildings are engineered for reliability and guaranteed by the most extensive warranties in the industry. Simply put, our buildings are designed to last for generations, to withstand historic blizzards, seismic activity and to endure the strongest hurricanes on record. Whether you are building a modest workshop, aircraft hangar or garage for a car collection you expect to be in your family for decades, you can rest assured that our team delivered a building you can count on.

## **ALL I-BEAM CONSTRUCTION, 26 GAUGE SHEETING**

- Building bolts together, no welding necessary
- Framed openings are cut at the factory, holes in primary and secondary framing are pre punched
- Can be erected in weeks or less

# + CUSTOMIZATIONS



Insulation



Colored or Standing Seam Roof



Man Doors



Roll Up and Sectional Doors



Windows



Roof Pitch



Gutters and Downspouts

## POPULAR COMPONENTS

CUSTOMIZE THE LOOK AND FUNCTIONALITY



You can personalize and easily transform your base building package into a fully customized metal building system with our extensive collection of high quality building components. Your Project Coordinator at General Steel will keep you on budget while guiding you through the selection of carefully thought out access points and bring attention to details like natural light, drainage, insulation and ventilation.

**ENGINEERED  
FOR YOUR LOCAL  
CODES & LOADS**

- Wind speeds
- Snow loads
- Seismic activity

**100%  
AMERICAN  
MADE**

# WARRANTIES

**50**  
YEAR  
WARRANTY

**40**

YEAR  
PAINT

**25**

YEAR  
GALVALUME  
ROOF

**20**

YEAR  
STANDING  
SEAM ROOF

**50**

YEAR  
STRUCTURAL

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There are no regions in North America free from natural disasters, significant storms or acts of God. The Southeastern United States is home to more billion dollar weather disasters than any other region and the remainder of the USA finds itself commonly dealing with high winds, snow or seismic activity.

We understand that your General Steel building is a meaningful investment and for many, the largest purchase in a lifetime. We will never cut corners, compromise our brand image or most importantly deliver a building that we cannot stand behind and endorse. Our warranties didn't set the bar, they are the bar.