

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 24, 2018

FILE NO: SUP-18-142

AGENDA ITEM: E.3

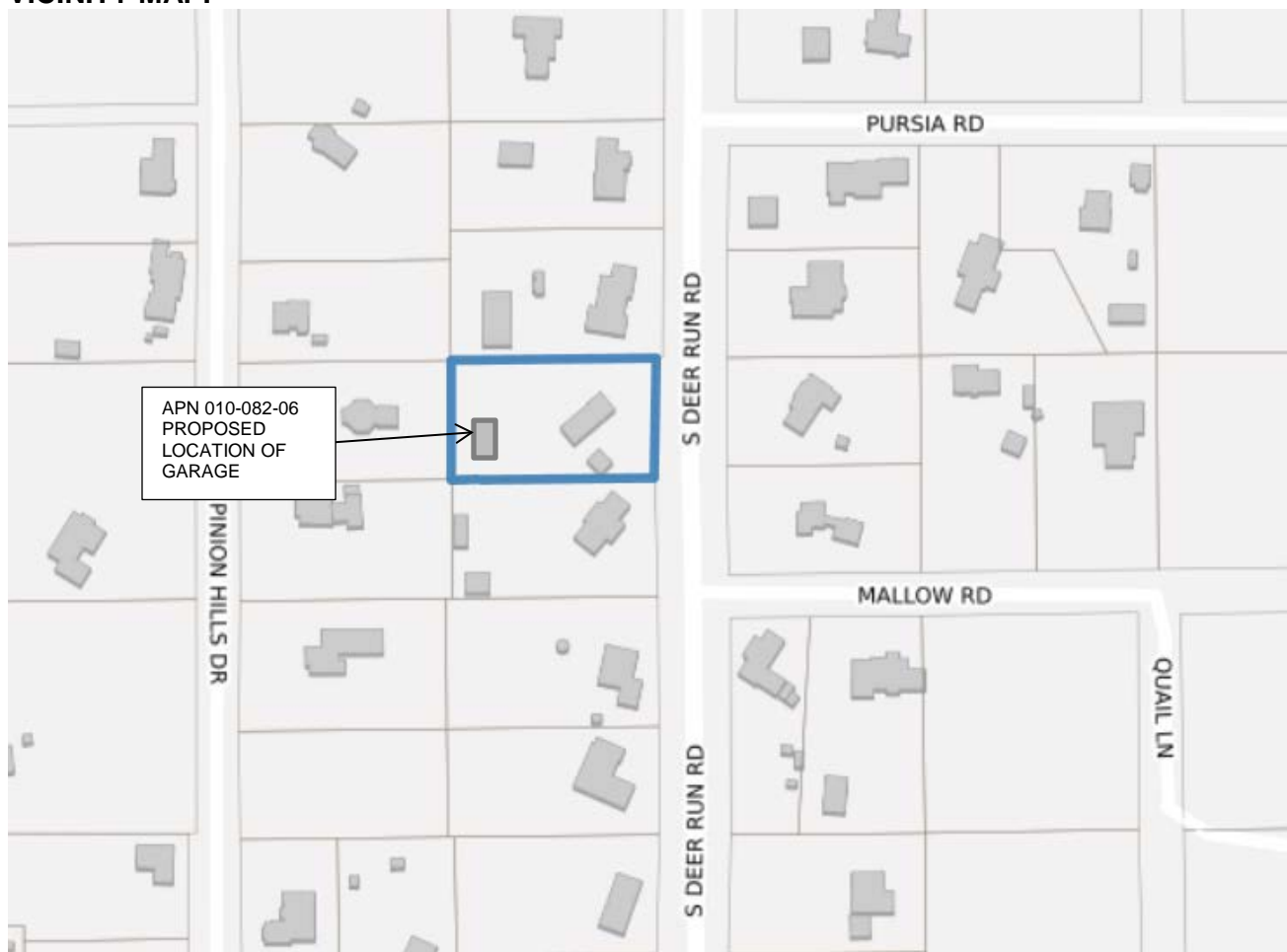
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit to allow a detached accessory structure where the cumulative square footage of detached accessory structures will be 112% of the size of the primary structure, on property zoned Single Family 1 Acre, (SF1A) located at 1420 S. Deer Run Road, APN 010-082-06.

STAFF SUMMARY: The applicant is requesting to construct a 1,760 square foot detached garage building on the subject property. The cumulative square footage of accessory buildings would be 112% of the size of the primary structure.

PROPOSED MOTION: "I move to approve SUP-18-142 a request for a Special Use Permit to allow a detached accessory structure located at 1420 S. Deer Run Road 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 Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the Special Use Permit. 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 25 feet, measured to the highest point of the ridge. Habitable space on a second floor within the building is not allowed.
9. The building size shall not exceed 1,760 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. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted by Carson City.
12. Project is in the identified wildland-urban interface (WUI) area of Carson City. Project must comply with the International Wildland Urban Interface (IWUIC)- currently adopted edition.
13. Project will require a stored water tank or fire sprinkler system as no fire hydrants are within 1000 feet of the site.

14. Building materials must comply with the IWUIC.
15. No driveway is shown on the application materials. The driveway must comply with Carson City Municipal code and IWUIC requirements.
16. Residential driveways must have a driveway apron. A rural driveway apron must be installed at the driveway entrance with ten feet of pavement behind, to reduce soil track-out.
17. The site slopes to the west toward the neighboring property. Improvements must not adversely impact neighboring properties by changing the severity or manner of storm drainage flow. The project will need to incorporate some detention of infiltration and must release storm drainage in the manner that it is currently released.
18. The utility extensions and connections must be shown on the site plan that accompanies the permit.

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

19. Any new detached accessory structures will require additional review and approval of a Special Use Permit prior to construction on the site.
20. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
21. 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.
22. The accessory building is not approved for living quarters, a guest building or the addition of a kitchen within the 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.
23. No well or septic system connections are shown on the plan or approved with this permit. If any bathroom facilities are proposed within the building, a separate building permit will be required for review and approval of additional facilities on the site.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (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 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X, areas of minimum flooding
2. EARTHQUAKE FAULT: Zone III, moderate, beyond 500 feet
3. SLOPE/DRAINAGE: Slopes to the west, with a drop off between the house and the proposed garage location

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.06 acres/46,174 square feet
2. PROPOSED STRUCTURE SIZE: 1,760 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 25 feet at the highest point of the ridge.
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (east) 30/210.38, Left (south) Side 15/15, Right (north) Side 15/106.4, Rear (west) 30/30 and Height 32/25 at the highest point of the ridge
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

A Special Use Permit is required for the following reasons:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, cumulative square footage in accessory buildings exceeding 75% of the size of the primary structure requires prior approval of a Special Use Permit. In addition, proposed detached accessory structures which exceed 5% of the parcel size require additional review by Special Use Permit. As the proposed land coverage in detached accessory structures will only be 4.95%, there is no requirement for this type of additional review with this permit.

The applicant is proposing a 1,760 square foot detached accessory structure that will be a garage for storing and protecting vehicles and items owned by the resident of the property. There is currently on the site another detached garage of 480 square feet and a pump house of 48 square feet. These are proposed to remain on the site. Any new detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit. This proposal is to add a new detached garage building of 1,760 square feet which will be 86% of the size of the primary residential structure of 2,051 square feet. The residence does not have an attached garage, but there is a detached garage of 480 square feet on the site. The requested use of a garage is a permitted accessory use within the Single Family 1 Acre zoning district. The current development of the lot for the house and garage were all placed on the east, but the layout of the property does not support the addition of a garage to the primary residence. Therefore, the applicant has proposed a detached garage on the western portion of the property. The existing two car garage in the Single Family 1 Acre zoning district is unusual, as most properties in larger zoning districts have several garage spaces on site in support of additional vehicles, boats, recreational vehicles or storage, which is common on these larger parcels. The proposed placement of the garage is at the rear (west) of the site. The garage is proposed at a point 210 feet from the property line on the east, which will reduce the impact of the appearance from the street.

The proposed building and roof colors will be reviewed to match the existing primary structure on site during the building permit process. The new building is shown with the front on the east elevation.

The applicant states on the application that the garage will have two garage doors that could accommodate parking of four cars, as well as one man door, and possibly four windows. Access to the new building is proposed from the east in the center of the parcel by traveling west from South Deer Run Road. The existing leach lines and septic tank are to the south of the existing access driveway area. It appears from the site plan that the driveway will simply be extended to the rear of the property to access the new garage. However, the exact location of the driveway will need to be shown and reviewed on the building permit submission to verify there will be no conflict with the existing septic system and leach lines. No expansion of this system is proposed with this permit as no bathroom facilities are shown as being proposed. If any water facilities are proposed in the future, an additional building permit review will be required. A bathroom is allowed in a garage in this zoning district, as well as a guest building, but they would require additional review of a building permit. Verification of sufficient capacity in the septic system would also be required during the building permit process. No bathroom or kitchen facilities are being reviewed or approved with this permit. It is noted the building is proposed with a height of 21 to 25 feet. The elevation of the new garage will be several feet lower than the existing house and garage, and will aid in reducing the impact of the new garage on the surrounding properties. No use of a second floor as habitable space is proposed or allowed in the new building. Storage may be utilized in the building, but any storage areas proposed above the first floor must be less than seven feet in ceiling height.

This site is adjacent on all sides to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This property is similar to other properties developed in the area, where all parcels are one acre in size or larger, but the site is uncommon in that the primary structure is smaller than usual in a larger zoning district, and it does not have an attached garage. The detached garage on site will only accommodate two cars. It is more common on parcels which are at least one acre in size to have larger homes as well as accessory structures such as guest buildings, larger garages, barns, recreational vehicle storage areas, carports and corrals. However, sidewalks, curbs and gutters are not common in a rural area and are not located adjacent to this site.

It does not appear this garage project will detract from the existing area. The applicant proposes off-street storage, vehicle parking, and could also have shop uses within the new garage building. The owner will be moving vehicles and materials currently located on the site into covered and secure storage. This will reduce potential clutter and improve the appearance of the site. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing house roof materials.

The applicant originally submitted a site plan and project for review of an Administrative Permit. However, during the initial review process, it was determined the applicant would actually require review of the application by Special Use Permit by the Planning Commission. A replacement site plan was provided and the application was rescheduled for review.

PUBLIC COMMENTS: Public notices were mailed to 34 property owners within 600 feet of the subject site on October 2, 2018. As of the date of writing of this report, no comments have been received in favor opposition 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 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 the date of this staff report are included or attached to this report.

Engineering Department:

1. Residential driveways must have a driveway apron. A rural driveway apron must be installed at the driveway entrance with ten feet of pavement behind, to reduce soil track-out.
2. The site slopes to the west toward the neighboring property. Improvements must not adversely impact neighboring properties by changing the severity or manner of storm drainage flow. The project will need to incorporate some detention of infiltration and must release storm drainage in the manner that it is currently released.

Fire Department:

1. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified wildland-urban interface (WUI) area of Carson City.
3. Project must comply with the international Wildland Urban Interface Code (IWUIC) currently adopted edition.
4. Project will require a stored water tank or fire sprinkler system as no fire hydrants are within 1000 feet of the site.
5. Building materials must comply with the IWUIC.
6. No driveway is shown on the application materials. The driveway must comply with Carson City Municipal code and IWUIC requirements.

Health Department: No comments received

Environmental Control: No requirements

Parks and Recreation: No comments received

Transportation: No concerns

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.080 (Special Use 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, 6.1a, 6.2a, 9.3b and 9.4a.

Prioritize Infrastructure Improvements, Durable Materials, Neighborhood Compatibility, Establish Infill and Redevelopment Standards.

The proposed garage, recreational vehicle storage and shop will be constructed of colors to match the existing primary structure and be reviewed during the building permit process. The applicant states the garage building will be used to store vehicles and items owned by the owner of the property. The proposed location of the garage will be at the southwestern portion of the lot. Access to the structure is proposed from a driveway on the east, with an extension of the driveway to the west. The proposed building will be constructed of high quality, durable and long lasting building materials to ensure the new construction will be well maintained in the future. The proposed area of expansion does not have any mature landscaping which would be disturbed by the placement of the garage. Large garages and other detached accessory structures are common in larger zoning districts. This property is zoned Single Family 1 Acre.

No toilet or kitchen facilities are proposed within the structure at this time. If any are proposed in the

future, prior approval of a building permit will be required.

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

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

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

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

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

No bathroom or kitchen facilities are proposed within the building. The project is not expected to have a negative effect on existing public services and facilities. The addition of a large garage on this site is not anticipated to overburden any public services. The parcel only has a two car garage on the site, which is uncommon in the larger zoning districts, where multiple vehicles, including recreational vehicles and storage of equipment and materials is common.

- 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 zoning 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.

The placement of the proposed garage building in the southwestern area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district. The existing house and detached two car-sized garage on the site are smaller than is common in this zoning district. The size of the proposed detached garage is not out of character with the size of other detached structures on a larger sized zoning

district parcel, as the cumulative square footage of detached accessory structures will be less than the 5% which requires additional review for approval.

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

The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. No harm to the public is anticipated as a result of the construction of a garage in this location. Under Single Family 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Special Use Permit approval if the cumulative size of accessory structures on the site exceeds 75% of the size of the primary structure. The detached accessory structure of 1,790 square feet will be 86% of the size of the primary structure, which reflects the smaller size of the primary structure on the site. The detached accessory structure meets the guidelines of detached structures compared to the parcel size at 4.96% of the parcel in detached accessory structures, and is 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 size of the primary structure compared to the cumulative square footage of detached accessory structures. If the new structure were proposed to be attached to the primary structure, no review under a Special Use Permit would have been necessary. Parcels with similar zoning in this vicinity may also have large accessory structures, such as guest buildings, garages, recreational vehicle garages, storage units, barns, carports, corrals, barns and so forth. If the cumulative square footage of these accessory structures were to exceed 75% of the size of the primary structure, the owners could also apply for a Special Use Permit, to allow such an accessory structure on their properties.

Attachments:

- Engineering comments
- Fire comments
- Environmental Control comments
- Transportation comments
- Application (SUP-18-142)

**Engineering Division
Planning Commission Report
File Number SUP-18-142**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pott  y – Development Engineering Department
DATE: October 17, 2018

SUBJECT TITLE:

SUP-18-142 Kordonowy Garage at 1420 S Deer Run Rd

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The design must meet Carson City Development Standards, including those discussed in the Engineering Discussion.

ENGINEERING DISCUSSION:

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

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 additional garage will have a negligible impact on pedestrian and vehicular traffic. Carson City Development Standards require residential driveways to have a driveway apron. With this project the a rural driveway apron must be installed at the driveway entrance with 10 feet of pavement behind to reduce soil track-out.

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

There are no sewer, water, or storm drain mains in the vicinity. See 5g below for discussion on storm drainage.

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

Engineering Division
Planning Commission Report

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

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

The site slopes to the west toward the neighboring property. Carson City Development standards require that improvements must not adversely impact neighboring properties by changing the severity or manner of storm drainage flow. The project will need to incorporate some detention or infiltration and must release storm drainage in the manner that it is currently.

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

The plans and reports provided were adequate for this analysis.

Fire Department Comments

09/24/2018

SNP

Comments for ADM 18-142:

1. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted.
2. Project is in the identified wildland-urban interface (WUI) area of Carson City.
3. Project must comply with the International Wildland Urban Interface Code(IWUIC)- currently adopted edition.
4. Project will require stored water tank or fire sprinkler system as no fire hydrants are within 1000'.
5. Building materials must comply with the IWUIC
6. No driveway is shown on application materials. Driveway must comply with CCMC and IWUIC requirements.

MEMORANDUM

TO : Planning Department

FROM : Mark Irwin

Re : SUP - 18-142

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 SUP – 18-142 @ 1420 South Deer Run Road.

1. ECA has no comments or requirements.

Transportations Comments

09/20/2018

ADMINISTRATIVE PERMIT


ADM-18-00000142

No comments from transportation. Thanks Lena

Lucia Maloney, PMP
Transportation Manager
Carson City Public Works Department/
Carson Area Metropolitan Planning Organization
LMaloney@Carson.org
3505 Butti Way
Carson City, NV 89701
p - 775.283.7396
f - 775.887.2112

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 18.02.110

RECEIVED

SEP 19 2018

CARSON CITY
PLANNING DIVISION

Special Use Permit
PERMIT

FEE*: 2200 + noticing fee
+ \$60/hr over 10 hours
*Due after application is deemed complete by staff

- ☐ 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

- ☐ CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

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.

FILE # SUP - 18 - 142 775-315-7430

APPLICANT PHONE #

RICHARD JERRAD KORDONOWY

MAILING ADDRESS, CITY, STATE, ZIP

1420 S. DEER RN ROAD

EMAIL ADDRESS

NUTOTALTILE@GMAIL.COM

PROPERTY OWNER PHONE #

RICHARD JERRAD KORDONOWY SAME

MAILING ADDRESS, CITY, STATE, ZIP

1420 S DEER RN ROAD

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

010-082-06

Street Address

1420 S. DEER RN

Project's Current Master Plan Designation

LOW DENSITY RES.

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

DEER RN

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

40x44 GARAGE WOOD FRAMING. METAL ROOF. TWO GARAGE
DOORS. ONE MAIN DOOR. POSSIBLY FOUR WINDOWS
GABLE END HEIGHT 21-25 FT

PROPERTY OWNER'S AFFIDAVIT

I, RICHARD JERRAD KORDONOWY, 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.

R J K
Signature

1420 S. DEER RN RD
Address

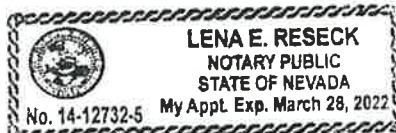
9-19-18
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On 9/19, 2018, Richard Jerrad Kordonowy, 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



*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.


Applicant's Signature

R JERARD Kordewong/
Print Name

9-19-18
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 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 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)?

FINDINGS

9-19-18

1. GARAGE WILL BE KEPT LOW-DENSITY RESIDENTIAL

2. NO. IT WILL ADD PROPERTY VALUE AS WELL AS
SURROUNDING VALUES

3. NO ADVERSE IMPACTS

4. NO

5. NO

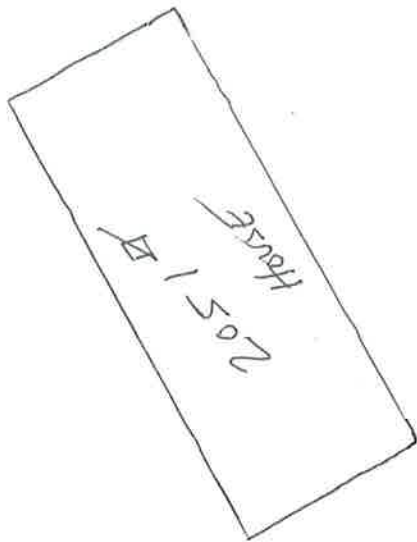
6. YES

7. NO

JERARD KORDONOWY
1420 S. DEER RUN RD
775-315-7430
APN 10-082-06

22' 0" 22' 0" 22' 0"

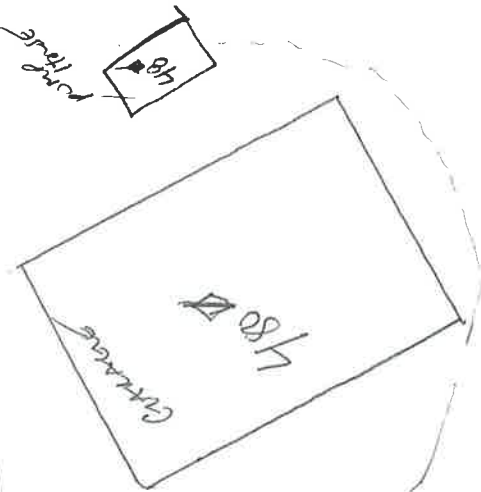
EAST



TO PROPERTY LINE

FROM GARAGE

210.38 TO



porch

straight

around garage

175-225

water

South

EXISTING
DRAINAGE



OVERHEAD

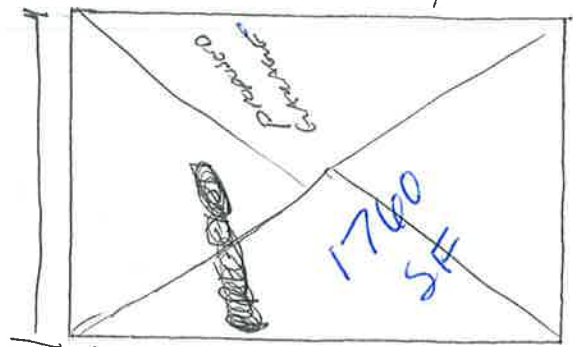
LEAK
EXITING
LINES

→ PROPOSED

106.4

TO GARAGE

40'



15'

44'

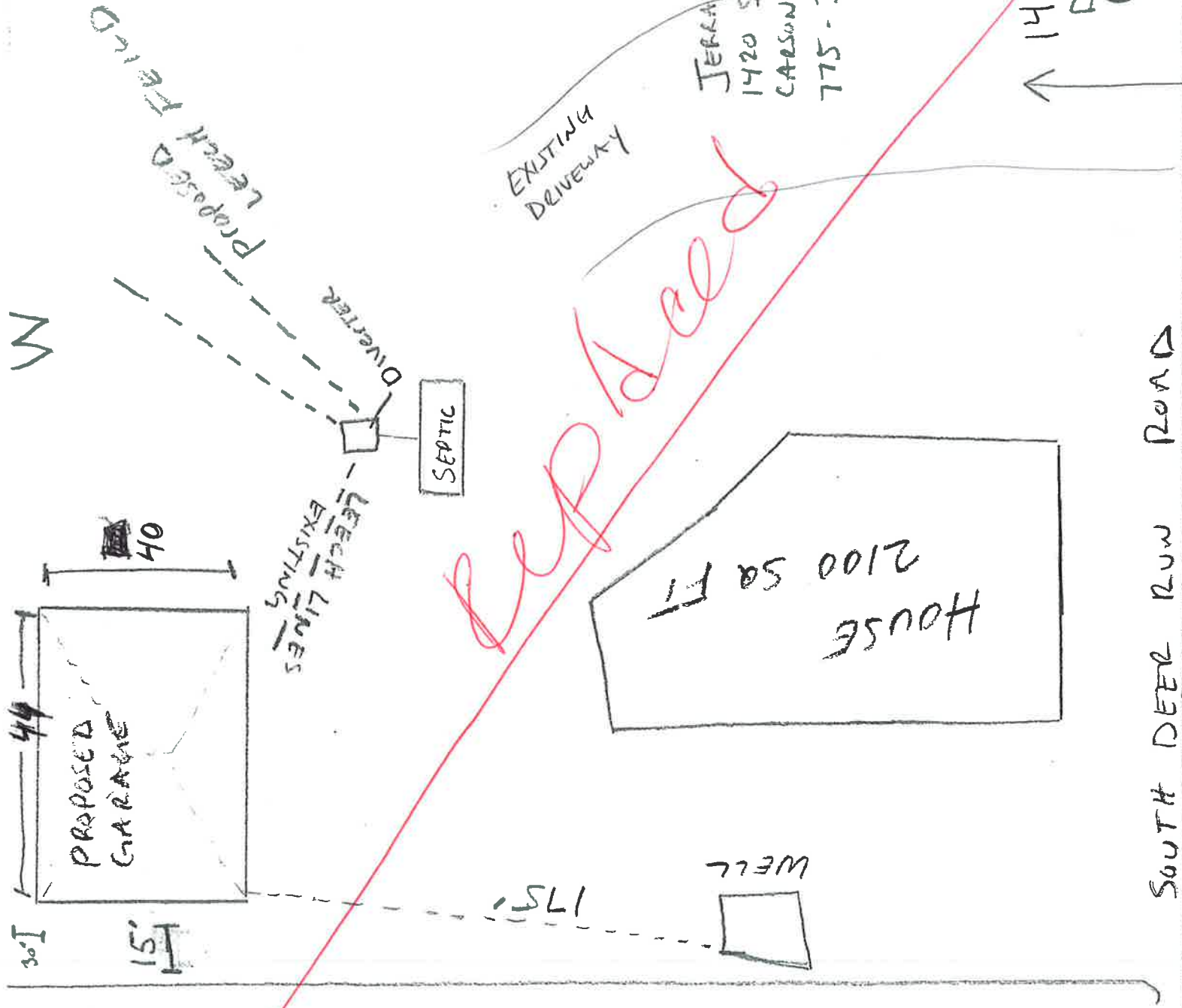
20'

WEST

GIABLE END
 HEIGHT 22-25'
 LOT IS SLOPED
 ONE END OF
 GARAGE WILL
 BE DUG DOWN

SOUTH

SETBACKS
 SIDE 15'
 BACK 30'



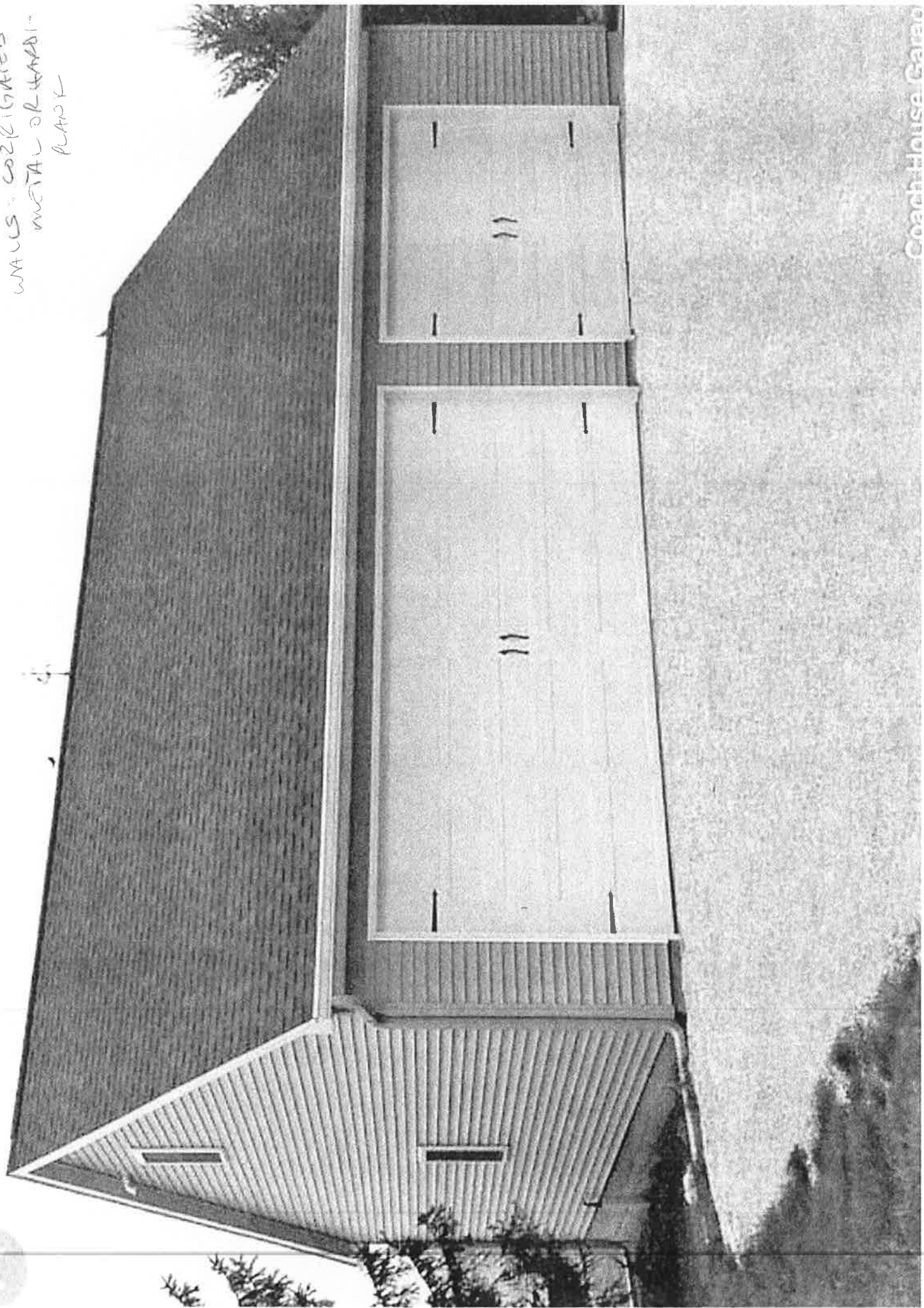
JERRAD KORONOWY
 1420 S. DEER RUN
 CARSON CITY NV
 775-315-7430

Roofing = COMB

METAL = BACKUP

WALLS CORRUGATED

METAL OR HARD-
PLANK



COMMON 26 GAUGE PANEL PROFILES (COVERAGE)

Vertical Seam (12" & 16")



Striated



Flat Pan

Image II (12" & 16")



Striated



16" Minor Rib



12" Minor Rib

Clip-Loc (16")



PBR-Panel/R-Panel (36")



PBU-Panel/U-Panel (36")



IC72-Panel (36")



Classic Rib® (36")



Pro-Panel II® (36")



7/8" Corrugated (varies)



2.5" Corrugated (varies)



Delta Rib (24" & 36")



V-Line 32 (32")



Soffit Panel (12")



Flat



V-Grooves

Panels are also available in other gauges, please inquire. Not all colors and gauges are stocked at all branches. Color samples are close representations but are limited by processing and viewing conditions. Actual samples are available by request. For all specific warranty, application, installation and technical information regarding these products, contact your sales representative.

MS COLORFAST45® PAINT PERFORMANCE

Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/8", no blisters
------------	-------------	--

Humidity Resistance

ASTM D 2247	1,200 Hours	No blisters, cracking or peeling
-------------	-------------	----------------------------------

Abrasion Resistance

ASTM D 968	Method A	30 liters/mil falling sand
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Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater than #8 rating
-------------	-------------	------------------------------------

Bend Adhesion

ASTM D 4145	2T	No loss of adhesion
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Direct and Reverse Impact

ASTM D 2794	80 in-lbs	No visible paint removal with cellophane tape
-------------	-----------	---

Water Immersion

ASTM D 870	500 Hours	No loss of adhesion (100°F)
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Cross-Hatch Adhesion

ASTM D 3359	tape	No paint removal
-------------	------	------------------

Color Change

ASTM D 2244	2000 hours	Not exceed 5 Hunter units
-------------	------------	---------------------------

Flame Spread Rate

ASTM E 84		Class A coating
-----------	--	-----------------

11/15 1094

ms metal sales
manufacturing corporation

metalsales.us.com

Anchorage, AK: 866.640.7663
Fontana, CA: 800.782.7953

Seattle, WA: 800.431.3470
Spokane, WA: 800.572.6565

Woodland, CA: 800.759.6019

Trust the grip of the SureNail® strip.

There's a line between a good shingle and a great shingle. It's the nail line on your shingles. The difference is having SureNail Technology.

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond® sealant for exceptional wind resistance of a 130-MPH wind warranty.*

SureNail®

Breakthrough Design
Patented SureNail® Technology** is the first and only reinforced nailing zone on the face of the shingle.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see strong, durable fastener zone.

Triple Layer Protection**
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, called the common bond area.

Double the Common Bond
SureNail features up to a 200% wider common bond area in the nailing zone over standard shingles.



Product Attributes

Warranty Length*

Limited Lifetime** (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

TruPROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Nominal Size	13 1/2" x 39 1/2"
Exposure	6 1/2"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3462
ASTM D3161 (Class F Wind Resistance)
ASTM D7159 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
ICC-ES AC408*
UL E2453-01**