

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2018

FILE NO: SUP-18-152

AGENDA ITEM: E.4

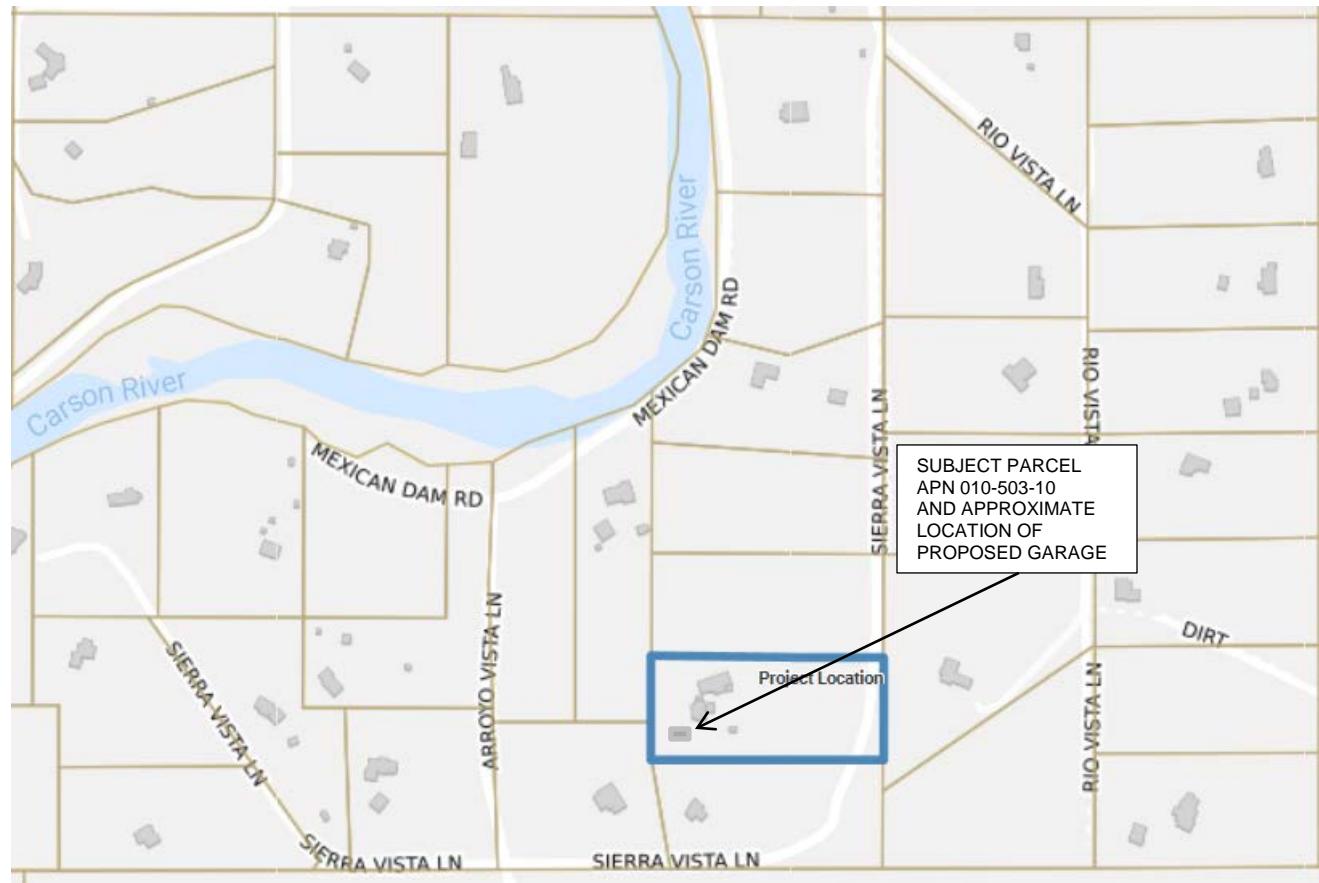
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit for accessory buildings to exceed 75% of the size of the primary residence on property zoned Single Family 5 Acre (SF5A) located at 6454 Sierra Vista Lane, APN 010-503-10.

STAFF SUMMARY: The applicant is requesting to add a detached accessory building of 1,008 square feet. The cumulative square footage in detached accessory buildings would be 89% of the size of the primary structure. If accessory structures exceed 75% of the size of the primary structure, prior approval of a Special Use Permit is required.

PROPOSED MOTION: I move to approve SUP-18-152 a request for a Special Use Permit for accessory buildings to exceed 75% of the size of the primary residence on property zoned Single Family 5 Acre, located at 6454 Sierra Vista Lane, APN 010-503-10 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 22 feet, measured to the highest point of the ridge.
9. The building size shall not exceed 1,008 square feet.
10. The exterior of the accessory building materials and 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 currently adopted Carson City Fire Code and Northern Nevada fire amendments.
12. Project is in the identified Wildland Urban Interface area (WUI) of Carson City and must comply with the currently adopted edition of the International WUI Code (IWUIC).
13. The project building site may trigger Hillside Development Standards, depending on the final location.
14. The project is more than 1,000 feet from an approved water source and must provide water

storage on site per IWUIC or provide fire sprinklers.

15. Drainage must be properly handled by a building permit.

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

16. Any other detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit prior to construction.
17. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
18. All exterior lighting shall be in compliance with Development Standards Division 1.3.5. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
19. The accessory building is not approved for living quarters, a guest building or for water or septic system connections 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. Any expansion of the existing well and septic systems to this building will require additional prior review through a Building Permit.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.040.2 (Single Family 5 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: Rural Residential (RR)

PRESENT ZONING: Single Family 5 Acre (SF5A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 5 Acre/vacant
EAST: Single Family 5 Acre/Single Family Residence
SOUTH: Single Family 5 Acre/Single Family Residence
WEST: Single Family 5 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: unknown, outside area currently mapped
3. SLOPE/DRAINAGE: The lot slopes to the north and northwest, toward the Carson River. The proposed area of construction is in the southwest portion of the lot.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 5 acres
2. PROPOSED STRUCTURE SIZE: 1,008 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 22 feet at the highest point of the

ridge, with 5/12 roof construction

4. PARKING: Adding recreational vehicle storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (east) 100/607, Left (south) Side 50/50, Right (north) Side 50/237, Rear (west) 50/50 and Height 40/22 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, an accessory building exceeding 75% of the size of the primary structure requires approval of a Special Use Permit.

The applicant is proposing a 1,008 square foot accessory structure that will be a garage for storing and protecting a recreational vehicle and tow vehicle owned by the resident of the property. Any additional detached accessory structures proposed for the site will require additional review and approval of a Special Use Permit. This proposal is to add a new detached garage building of 1,008 square feet in addition to the 1,248 square foot detached shop building currently on the site. The total cumulative square footage of 2,256 square feet will be 89% of the size of the primary residential structure of 2,545 square feet. The residence does not have an attached garage. The requested use of a garage is a permitted accessory use within the Single Family 5 Acre zoning district.

An additional review is related to the size of detached structures and land area. The size of the parcel is five acres (217,800 square feet). If more than 5% of the land area is proposed in detached accessory structures, additional review under a Special Use Permit is required. The total square footage in detached accessory structures is 2,256 square feet, which would be 1.04% of the land area. Therefore, no additional review regarding land coverage is required.

The applicant states the garage building will be used to store a recreational vehicle and a tow vehicle. The site may also be used to store other items of the owner of the property, but modification of the building to provide a second story is not proposed at this time. If a second story is proposed in the future, it would require additional review if it adds usable square footage to the building. The proposed location of the garage will be at the southwestern portion of the lot. Access to the structure is proposed from the existing driveway on the southeast area of the property, and then along the southern property line traveling west to the building proposed on the southwest portion of the lot. 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. Large garages and other detached accessory structures are common in larger zoning districts. This property is zoned Single Family 5 Acre. No bathroom or toilet facilities are proposed in the building. If any are proposed in the future, additional review under a building permit will be required.

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 an east elevation with one tall garage door to accommodate entrance of the recreational vehicle. The north elevation is shown with a standard height garage door and one man door. The left (south) side elevation is shown with a single window, while the rear (west) is proposed to be blank. Access to the new building is proposed from the east by traveling west along the southern property line to the rear of the property, utilizing an existing driveway.

This site is adjacent on all sides to identically zoned land. Residential uses surround the property, with the exception of the parcel to the north, which is vacant. 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 vicinity of the Carson River, where all parcels are five acres in size or larger. It is common on parcels which are in rural locations and five acres in size or larger to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Sidewalks, curbs and gutters are uncommon in such a rural area and are not located adjacent to this site.

It does not appear the garage project will detract from the existing area. The applicant states the building would be used for off-street recreational vehicle storage, tow 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. It is noted the building is proposed to be tall enough to accommodate a second floor, but the applicant has stated the proposed use of the building is limited to recreational vehicle storage. If a modification of the building is proposed, such as to add a second floor, usable square footage or habitable space, which would add square footage to the building, a building permit and possible additional review under a Special Use Permit may be required.

The proposed building 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. No well and septic system connection is proposed within the new structure. Any expansion of the well and septic system will require additional review under a building permit to verify the systems are adequate to accommodate an expansion. Any modification of the building to create a guest building will require additional review under a building permit and may require review under a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 1,400 feet of the subject site on November 9, 2018. As of the date of writing of this report, no comments have been received related to this 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 November 28, 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. Drainage must be properly handled by a building permit.

Fire Department:

1. Project must comply with the currently adopted Carson City Fire Code and northern Nevada fire amendments.
2. Project is in the identified Wildland Urban Interface area (WUI) of Carson City and must comply with the currently adopted edition of the International Wildland Urban Interface Code (IWUIC).
3. Project building site may trigger Hillside Development standards, depending on final location.
4. Site is more than 1,000 feet from an approved water source and must provide water storage on site per IWUIC or provide fire sprinklers.

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 Chapter3, A Balanced Land Use Pattern, at Rural Residential.

The primary uses of the Rural Residential master plan designation are large-lot single-family residences, with secondary uses being accessory farm structures and animal keeping. Parcels in this master planned designation are typically found in rural settings on the urban fringe. Lot size and layout varies. The lots are typically not served by urban utilities, but may be, depending on location. The proposed recreational vehicle garage is consistent with the description of this master plan, as it is proposed as an accessory structure placed on a large-lot single-family parcel in a rural setting. Large garages and other detached accessory structures are common in larger master planned districts.

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 recreational vehicle 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 a recreational vehicle, tow vehicle and other 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 Development Standards Division 1.3.5 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 recreational 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 to provide secure parking, protection, and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties which are five acres 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.

The project is not expected to have a negative effect on existing public services and facilities. No restroom connections are proposed to the interior of this building. The addition of a large garage on this site is not anticipated to overburden any public services. The Fire Department has stated the property is in the Wildland Urban Interface, and must comply with the requirements for this location.

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 5 Acre.

The purpose of the Single Family 5 Acre zoning district is to provide for low-density residential units located on large lots and conveying a rural environment. These districts are consistent with the policies of the Rural Residential (RR) category of the master plan. This site is located in the Rural Residential Master Plan Designation.

The cumulative square footage of detached accessory structures in relation to the size of the primary structure exceeds the percentage allowed without additional review by Special Use Permit. The addition of this building to the site will create a ratio of accessory buildings to primary building of 89%. The primary residence is a single story of 2,545 square feet with no attached garage, but there is an existing detached shop on the site. The proposed placement of the recreational vehicle 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 5 Acre zoning district, 50 feet from the rear and side property lines. After placement of the recreational vehicle garage, the land coverage of buildings on the site will be 1.04%. Additional review regarding land coverage is not required unless more than 5% coverage is proposed. At a ratio of 1.04% of cumulative square footage of buildings compared to land coverage, the site will not be out of character regarding the ratio of accessory buildings to land.

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

The addition of a recreational vehicle garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. No harm to the public Single Family 5 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 1,008 square feet will be added to the existing shop of 1,248 square feet and would be 89% of the size of the primary structure.

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 as well as land coverage area compared to the size of the accessory structures. If the new structure were proposed to be attached to the primary structure, no review under 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 these accessory structures were to exceed 75% of the size of the primary structure, the owners could also apply for a Special Use Permit, if desired, to allow such an accessory structure on their properties.

Attachments:

- Engineering comments
- Fire comments
- Application (SUP-18-152)

**Engineering Division
Planning Commission Report
File Number SUP-18-152**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: November 15, 2018

SUBJECT TITLE:

SUP-18-152 Detached Garage at 6454 Sierra Vista Ln

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

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 structure will have no impact on traffic and pedestrians.

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

The subject property is served by well and septic. Carson City Development Standards will require drainage to be properly handled for a building permit.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

Engineering Division
Planning Commission Report

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information
The plans and reports provided were adequate for this analysis.

Fire Comments

10/31/2018

SUP-18-152

Comments for SUP 18-152:

1. Project must comply with the currently adopted Carson City Fire Code and northern Nevada fire amendments
2. Project is in the identified wildland urban interface area of Carson City and must comply with the currently adopted edition of the International Wildland Urban Interface Code.
3. Project building site may trigger Hillside Development standards depending on final location
4. Project is more than 1000' from an approved water source and must provide water storage on site per IWUIC or provide fire sprinklers.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

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

FILE # SUP - 18 -

APPLICANT **PHONE #**
Mitchell Mattice *775 743 7102*
MAILING ADDRESS, CITY, STATE, ZIP

6454 Sierra Vista Ln Carson City NV 89701
EMAIL ADDRESS

Mitchellconstruction@gmail.com
PROPERTY OWNER **PHONE #**

Same
MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

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

*Due after application is deemed complete by staff

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

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

Project's Assessor Parcel Number(s): **Street Address**
010 503 10 *6454 Sierra Vista Ln. Carson City, NV*

Project's Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
RURAL RESIDENTIAL 5-20 ACRES per UNIT *SF 5A* *Sierra Vista Ln N Carson River Rd*

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
CONSTRUCT A 24 FT X 42 FT RV garage for the purpose of storing a personal 31 FT. 2016 motor home and tow vehicle

PROPERTY OWNER'S AFFIDAVIT

I, Mitchell Mattice, 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]

6454-Sierra Vista *10-8-18*
Address *LN CARSON CITY NV 89701* Date

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

STATE OF NEVADA

COUNTY *Carson City*

On *8th of October, 2018*, *Mitchell Mattice*, 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.

Michelle McMahen
Notary Public

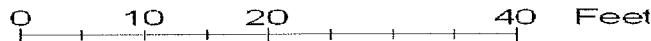

MICHELLE JEAN MCMAHAN
Notary Public - State of Nevada
Appointment Recorded in Carson City
No. 18-0170-2 Expires May 07, 2022

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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

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

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

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

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

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

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

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

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

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

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

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGMENT OF APPLICANT

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

Lee Mueller
Applicant's Signature

Lee Mueller
Print Name

10-24-18
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: MATTICE RV GARAGE

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN

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

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY

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

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1i)
- 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 to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

SPECIAL USE PERMIT APPLICATION FINDINGS

Statement 1

The proposed RV garage will be on a developed site with a custom home and garage. The site has mature landscaping with a variety of trees, bushes, and vines. The site is in a neighborhood of custom rural homes with a variety of architectural designs and color schemes that complement the surroundings. Sierra Vista Ln. provides access to the Carson river and public lands and continues past my driveway to additional public land access while allowing bicycling, hiking and vehicle use without any negative impact.

Statement 2

A . All of the surrounding properties are residential single family homes.

B. There are several such buildings with similar uses in the neighborhood. Some are of all metal construction and others are stick built. General architectural design and color scheme will be the same as the home and garage.

C. This RV garage will not negatively impact surrounding properties. All setbacks will be per code. The purpose of the RV garage will be storage of a 2016 ,31 ft. motor home and tow vehicle.

D. Outdoor lighting will be with LED warm white bulbs. The lamps will be such that they divert the light downward. There will be one light on each side of each garage door and one light to the right of the main door. The RV garage door lights will be situated approximately eight feet from the ground. The regular garage door lights will be situated approximately seven feet from the ground. The main door light will be situated approximately seven feet from the ground. The LED light bulbs will be roughly equivalent to 60 watt incandescent bulbs.

E. Does not apply. No new landscaping around proposed structure due to fire code (WUI)

F. There is existing mature landscaping on the property but not around the proposed building. The addition of an RV garage that complements the surroundings will improve property values and appearance of the neighborhood.

Statement 3

Does not apply. The proposed RV garage will not increase vehicular traffic, nor will it affect pedestrian traffic on the road.

Statement 4

- A. Does not apply. No bus stops in this rural area. The RV garage will have no affect on the student population.
- B. The RV garage should have no affect on police protection. As for fire protection, the building construction plan conforms to wildland urban interface fire code. A closed fire suppression system will be installed in the structure.
- C. There will be no water supplied to the building
- D. The structure will have gravel all around the building to meet compliance with code and drainage requirements will be met as indicated on the plans

- E. There are no plans to provide plumbing to the proposed rv garage.
- F. Does not apply. No additional traffic will be generated
- G. Carson City Master Plan ,building codes, fire codes and my experience as a general contractor.

Statement 5

Zoning district is SF5A. In conformance with the purpose statement . we are a community of single family custom homes in a rural setting. Per CCMC section 18.04.90. Zoning district SF5A. Minimum parcel 5 acres. Maximum density 1 per acre. Minimum width 200 feet. Lot depth n/a. Maximum ht.40 feet.

Minimum set backs are;Front 100 feet. Sides 50 feet. Minimum set back street side 50 feet. Minimum set back rear 50 feet.

Existing lot. Improved

Lot width 311.32 feet

Lot depth 699.64 feet

Per site plan, all site development standards apply.

Proposed structure is 21 ft. 11.5 inches high

Specific standards

The purpose of the SF5A district is to provide for low density residential units , located on large lots and conveying a rural element.

This district is consistent with the policies of the rural residential category of the master plan. The accessory permitted structure will be an Rv storage structure.

This structure will enhance the rural environment by adding a complementary building.

The proposed rv garage will be constructed with the same architectural design theme in mind and will have the same color scheme as the existing house and garage

Statement 6

The proposed structure will meet all setbacks and code, including Wildland Urban Interface requirements. The structure will complement the rural appearance as set forth in the Carson City Master Plan.

Statement 7.

This project will add to the the general rural appearance of a neighborhood of custom homes and thereby increase the value of surrounding properties.

Our immediate neighbors to the South,East and West have already indicated an acceptance to this project.

Request for a Special Use Permit to allow an accessory structure/s) to exceed 75% of the main dwelling

Gayle Robertson
Carson City Treasurer
(775) 887-2092

OKT 8 080 3156-25 9/25/18
CARSON CITY CONSOLIDATED MUNICIPALITY
REAL PROPERTY TAXES FOR FISCAL YEAR
2018-2019



TAXES FROM JULY 1, 2018 THRU JUNE 30, 2019

PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
010-503-10	2.1	11344	6454 SIERRA VISTA LN

1A-08788
MATTICE, MITCHELL & DONNA
6454 SIERRA VISTA LANE
CARSON CITY, NV 89701

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate Bldg./Improvements	46,550 70,095	CITY OPER. CO-OP EXT. SR. CIT. ACCIDENT INDG MEDICAL INDG CAP.PROJ. (L) SCHOOL OPER. SCH. DEBT (V) STATE OF NV SUB-CONSERV.	1.9622 0.0128 0.0500 0.0150 0.1000 0.0500 0.7500 0.4300 0.1700 0.0300	\$2,288.81 \$14.93 \$58.32 \$17.50 \$116.65 \$58.32 \$874.84 \$501.57 \$198.30 \$34.99	\$-831.03 \$-1.42 \$-5.54 \$-1.66 \$-11.08 \$-5.54 \$-83.14 \$-47.66 \$-18.84 \$-3.33	\$1,457.78 \$13.51 \$52.78 \$15.84 \$105.57 \$52.78 \$791.70 \$453.91 \$179.46 \$31.66
		Ad Valorem Totals DAYTON VLY GRND WTR	3.5700	\$4,164.23	\$-1,009.24	\$3,154.99
NET ASSESSED	116,645					\$1.26

Information concerning taxing
authorization, rates and uses of
taxes collected can be found at
www.carson.org/taxes

TOTAL AMOUNT DUE \$3,156.25

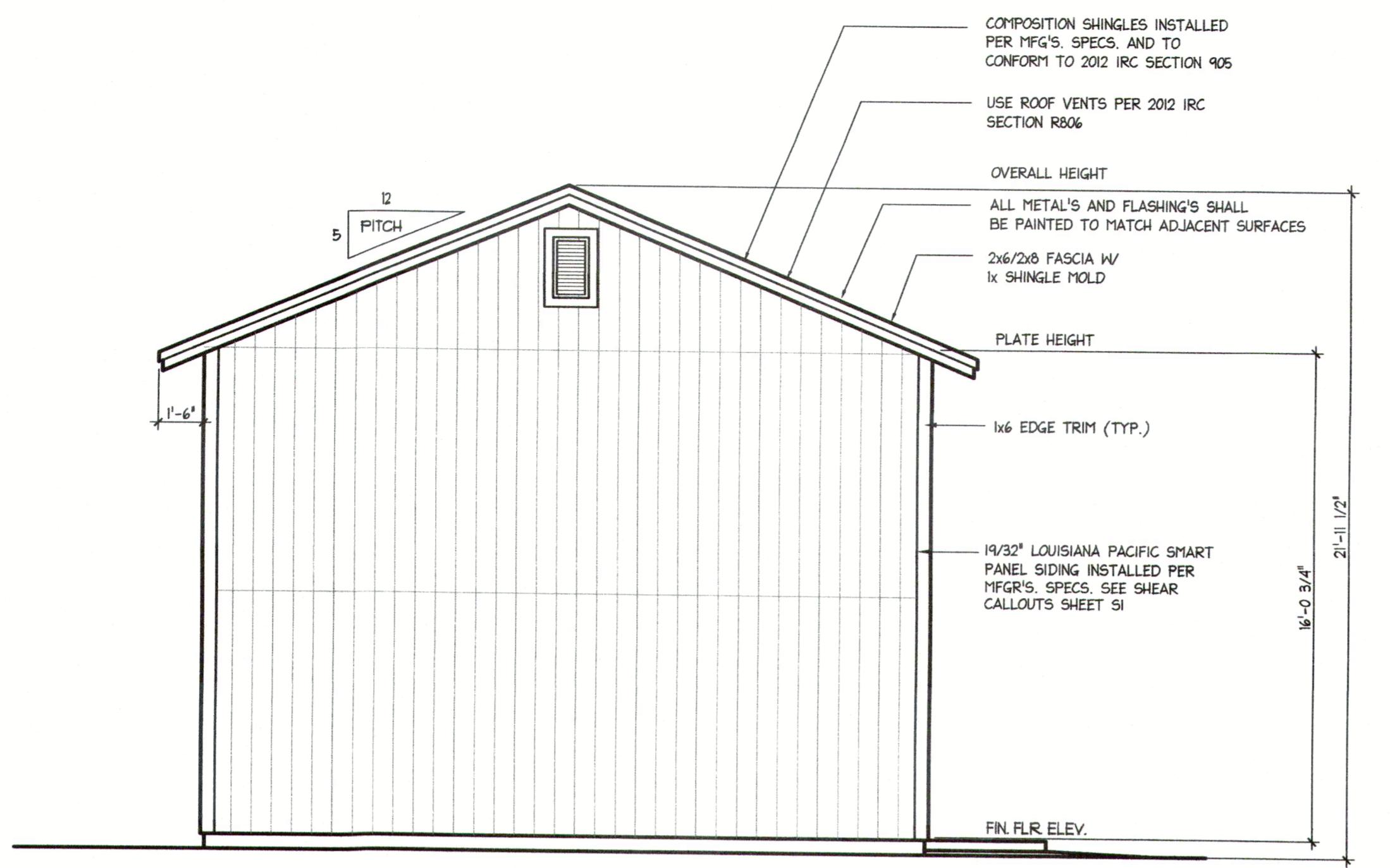
PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

OKT 8 080 3156-25 9/25/18

NOTICE TO TAXPAYERS

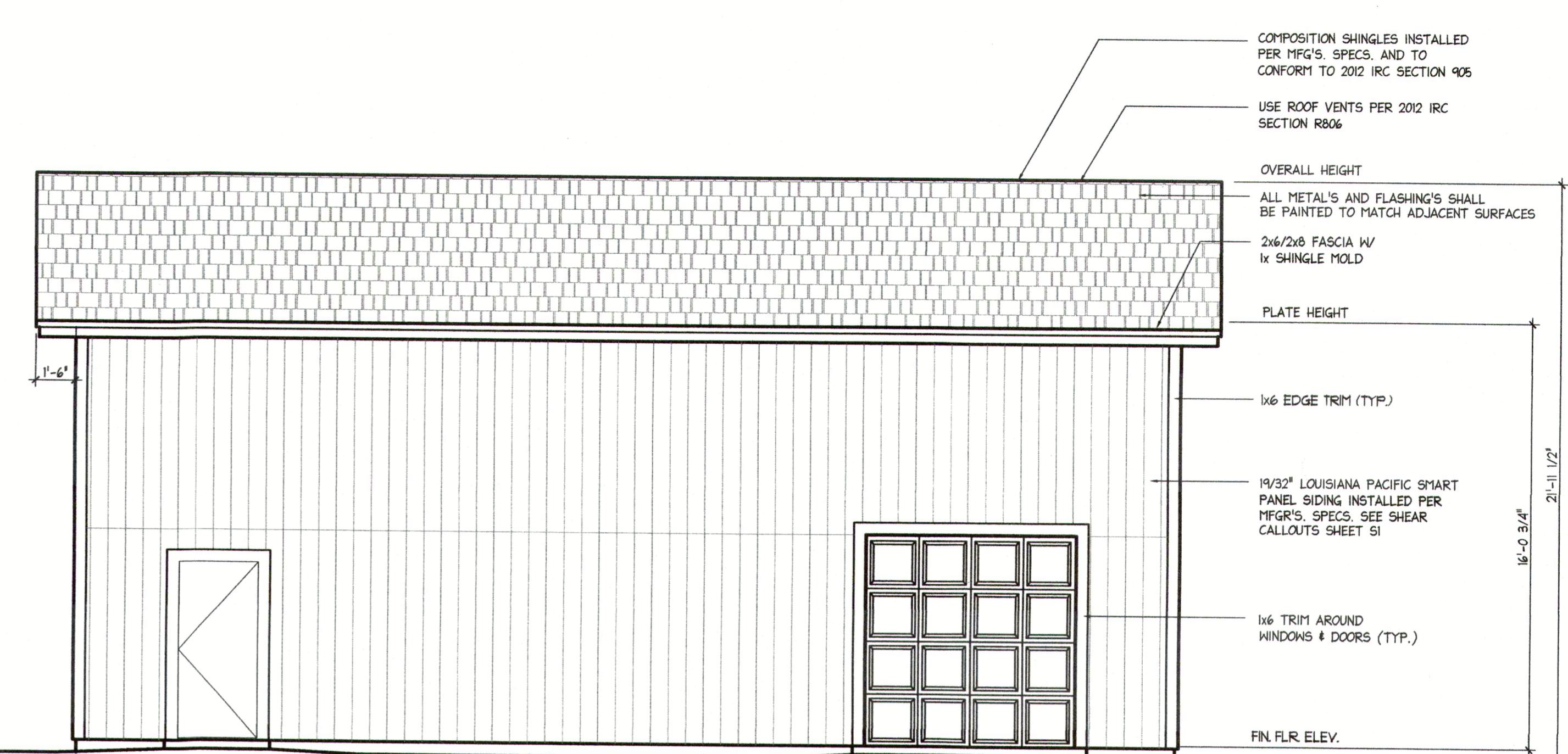
NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.483 TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND
PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835.

PAY ONLINE, SIGN UP FOR TAX E-ALERTS, and REVIEW YOUR TAX HISTORY AT
www.carson.org/taxes



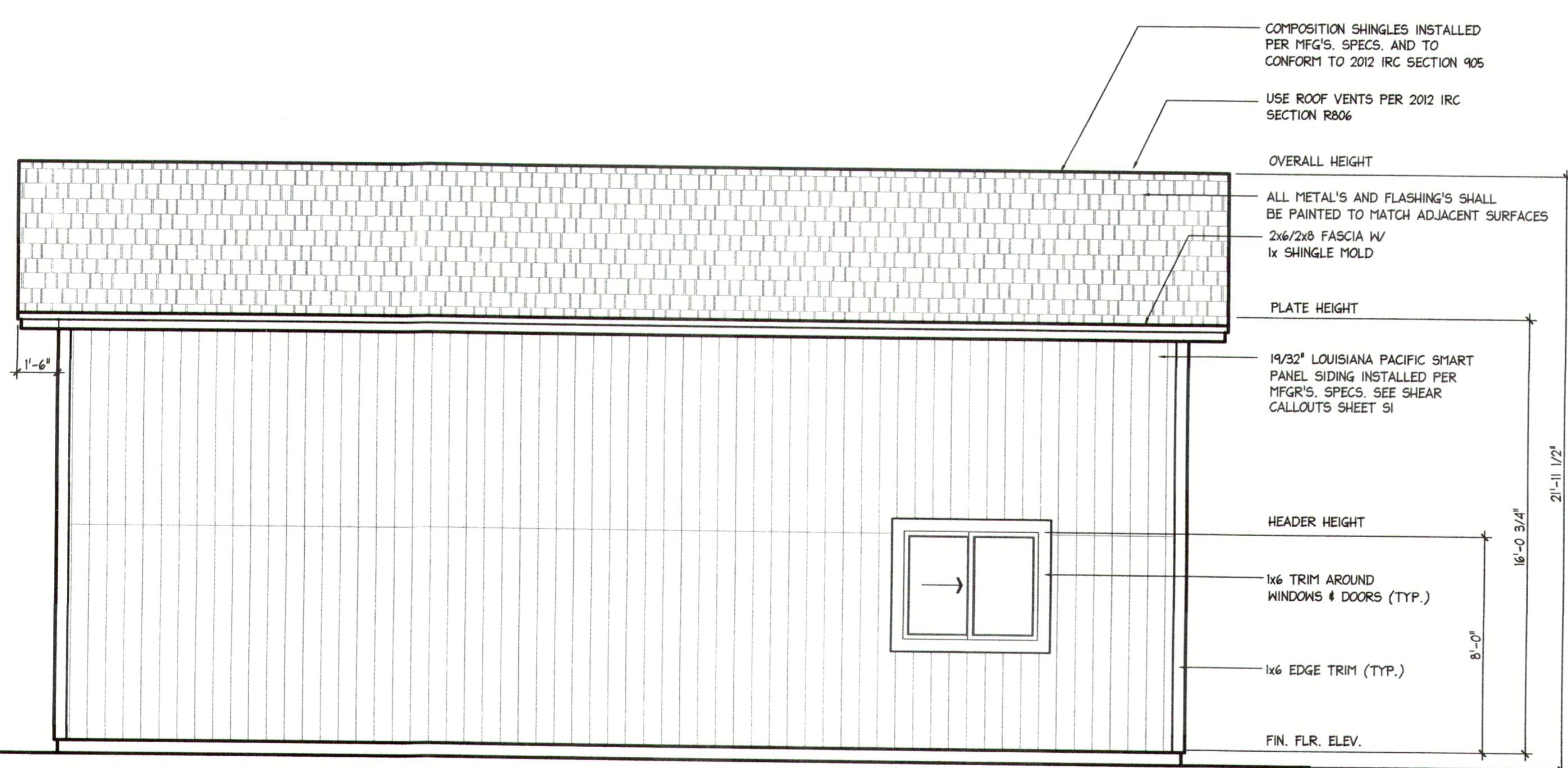
REAR ELEVATION

SCALE: 1/4" = 1'-0"



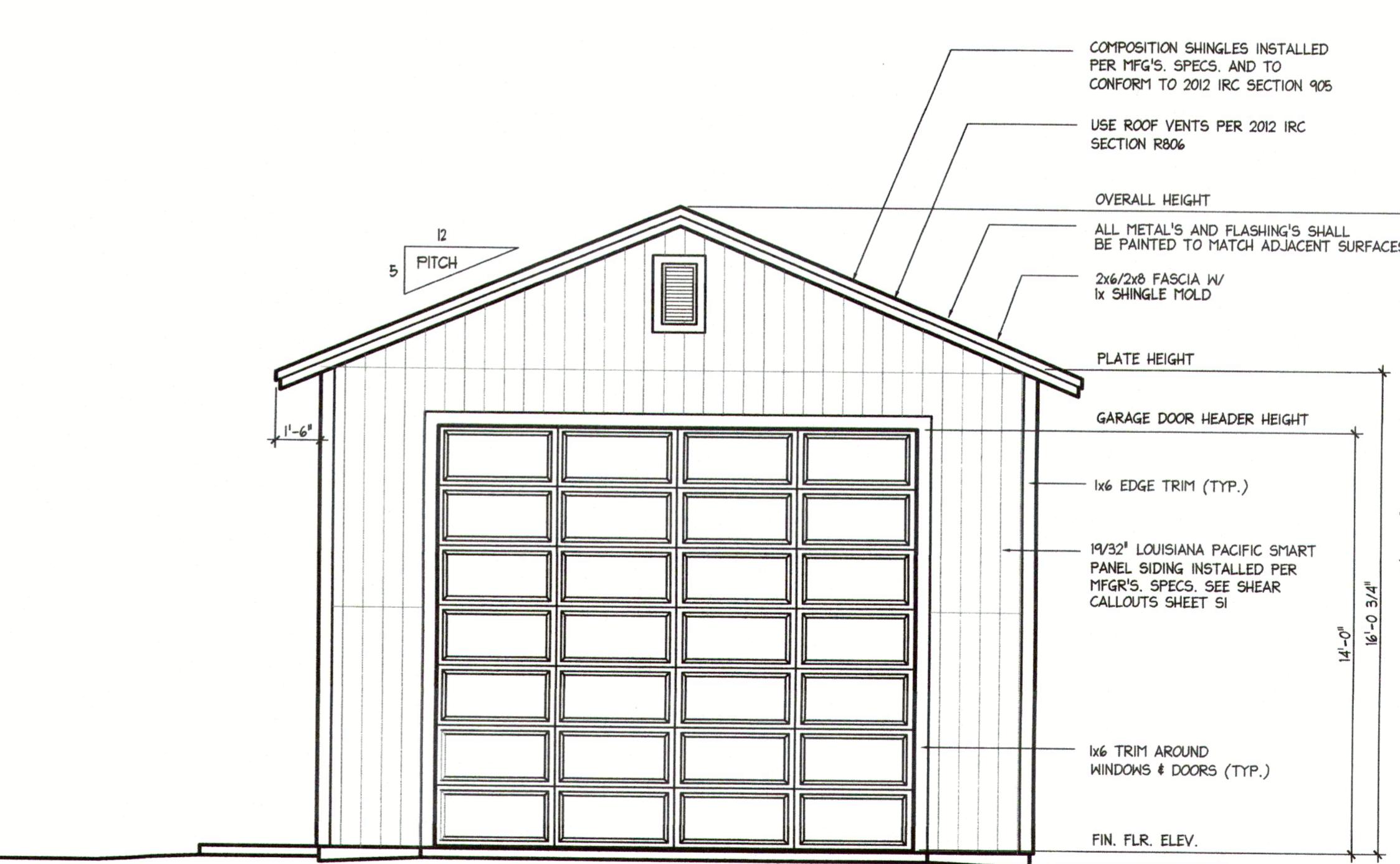
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



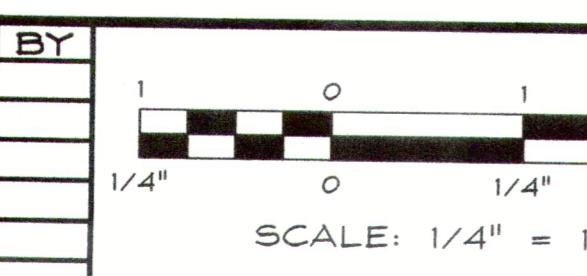
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2
1/2"

ROAnderson

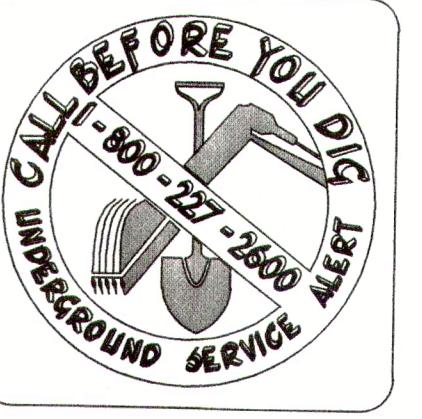
1603 ESMERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: www.roanderson.com

MATTICE R.V. GARAGE
MITCH AND DONNA MATTICE

775 742 7102

EXTERIOR ELEVATIONS
6454 SIERRA VISTA LANE
A.P.N 010-503-10

DRAWN:	WAN	JOB:	2691-001
ENGINEER:	RV	DRAWING:	2691-001EL1
SCALE:	1/4" = 1'-0"	SHEET:	3
DATE:	8/29/18	OF:	11 SHEETS



APN
01050309
Majorning Parcer

APN
01050 317
REGD MAIL PARCEL

SITE PLAN

A.P.N. 010-503-10

ACREAGE 5 ACRES

FLOOD ZONE N

ONING SF5A

PHYSICAL ADDRESS:
6454 SIERRA VISTA LANE
CARSON CITY, NV 89701

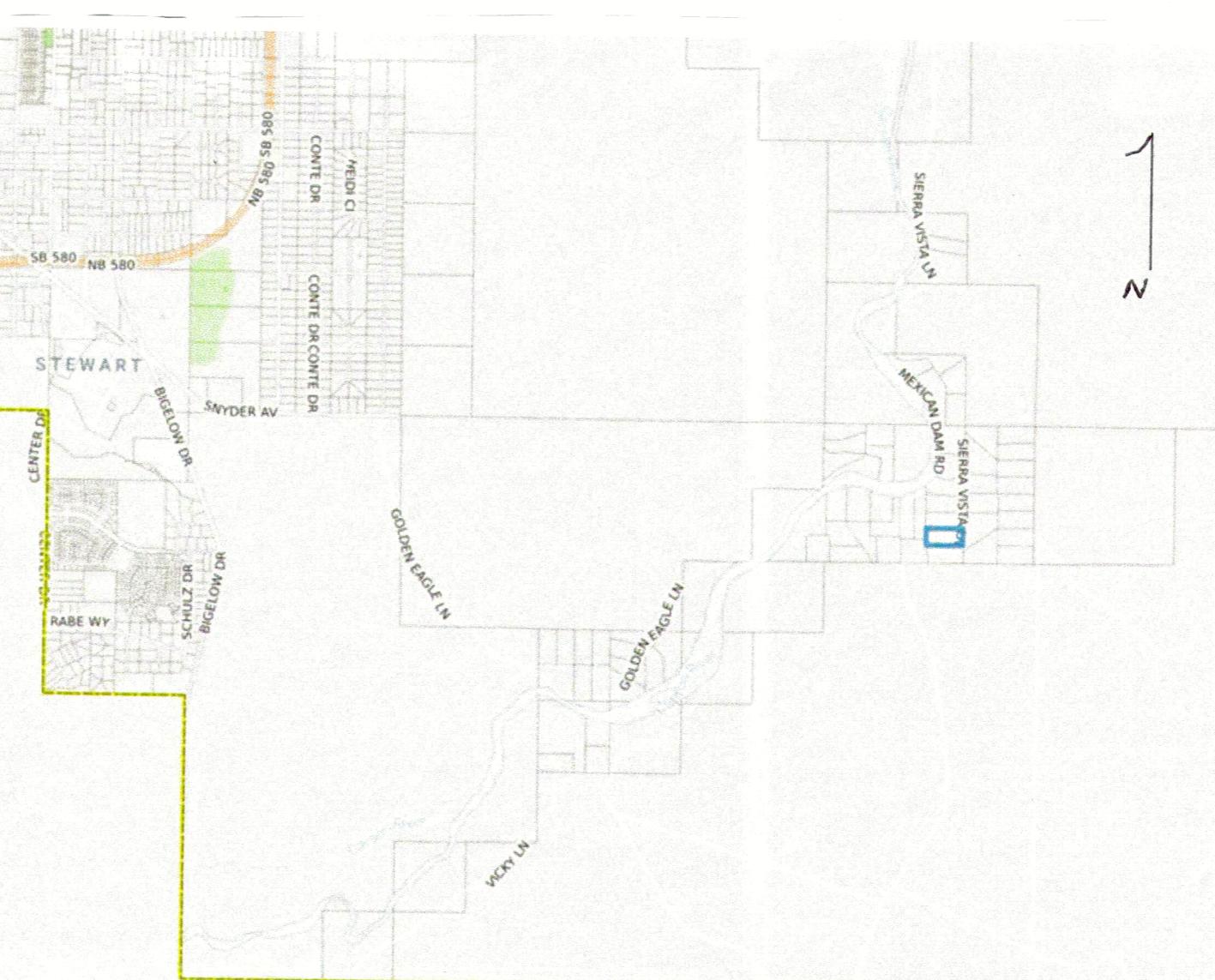
PROPOSED 1008 SQ FT RV GARAGE

CONSTRUCTION SHALL MEET THE REQUIREMENTS OF
2012 INTERNATIONAL RESIDENTIAL CODE AND ALL STATE
LOCAL CODES AND ORDINANCES. ALL MATERIALS
WORKMANSHIP SHALL MEET F.H.A. STANDARDS. ALL
MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE
STANDARD PRACTICE OF THE TRADE. ALL INFORMATION ON
THE PLANS TO BE CONFIRMED BY OWNER AND OR CONTRACTOR
OR TO COMMENCEMENT OF CONSTRUCTION. PREPARER OF
THE PLANS DOES NOT ASSUME LIABILITY FOR ERRORS OR
MISCONSTRUCTIONS ON THESE PLANS.

SE DRAWINGS REMAIN THE PROPERTY OF R.O. ANDERSON,
IAM ANDREW NOLTING, RESIDENTIAL DESIGNER, NV. LIC #110-P.
ES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED
Y FOR THE PARCEL FOR WHICH THEY WERE PREPARED, AND ARE NOT
THE CONSTRUCTION OF ANY OTHER PARCEL.

SITE PLAN

SCALE 1" = 300' 0"

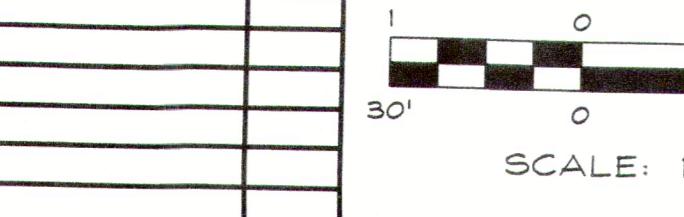


PROTECTION OF ADJOINING PROPERTIES:
ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING
CONSTRUCTION. PROVISIONS SHALL BE MADE TO CONTROL WATER
NOFF AND EROSION DURING CONSTRUCTION. IF ADJOINING BUILDINGS
STRUCTURES CAN BE EFFECTED FROM EXCAVATION THEN WRITEN
NOTIFICATION SHALL BE PROVIDED 10 DAYS PRIOR TO THE START OF
CONSTRUCTION.

PROPERTY LINES ARE NOT REPRESENTED BY A BOUNDARY SURVEY.
LOT DIMENSIONS ARE BASED ON ASSESSOR'S PARCEL LINE.

1: Client Files\2691\2691-00\CAD\Structural\Architectural Drawings\2691-00\sp dwg 9/5/2018 12:52:17 PM Joseph Gurney

NO.	DATE	REVISION BLOCK



2
60°

R.O. Anderson

1603 ESMERALDA AVENUE / POST OFFICE BOX 222
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084

MATTICE R.V. GARAGE
MITCH AND DONNA MATTICE
775 742 7102

SPECIAL USE PERMIT

**SITE PLAN
6454 SIERRA VISTA LANE
A.P.N 010-503-10**

A circular stamp with a double-line border. The outer ring contains the text "WILLIAM ANDREW NOTTING" at the top and "STATE OF NEVADA" at the bottom, with a five-pointed star on the right side. The inner circle contains "REGISTERED" at the top, "RESIDENTIAL DESIGNER" at the bottom, and "10-RD" in the center, with a small square icon to the left of "10-RD".

SEP 05 2018

DRAWN: WAN	JOB: 2691-001
ENGINEER: RV	DRAWING: 2691-001SP
SCALE: 1" = 30'	SHEET: 2
DATE: 8/29/18	OF: 11 SHEETS