

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF SEPTEMBER 25, 2019

FILE NO: ADM-19-140

AGENDA ITEM: D-1

STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow a detached accessory structure where the square footage will be 73% of the size of the primary structure on property zoned Single Family 2 Acre (SF2A), located at 4000 Hobart Road, APN 007-151-19. (Kathe Green, kgreen@carson.org)

STAFF SUMMARY: The applicant is requesting to construct a 2,184 square foot detached garage/storage/shop building on the subject property. The square footage of the accessory building would be 73% of the size of the primary structure. Prior approval of an Administrative Permit is required for the square footage of the accessory structures to exceed 50% but not more than 75% of the size of the main structure.

PROPOSED MOTION: "I move to approve the administrative permit based on the findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

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

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The building overall height shall not exceed 25 feet 6 inches.
7. The building size shall not exceed 2,184 square feet.
8. The exterior of the accessory building colors shall match the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
9. Connection of the accessory building to the public water system and private on-site septic system are required with this permit.
10. The addition denotes a bathroom. At the time of building permit, a fixture count of both the current house and the additional plumbing fixtures must be conducted to determine if the current system is appropriately sized for an additional bathroom. If the system is not appropriately sized, the bathroom must be removed from the plans or the system must be enlarged.
11. The water main near the back of the lot is a large steel line with minimal if any cover and runs to 600 psi (pounds square inch). It is the line for Virginia City and is well over 100 years old. There are places where the actual main location is not within the dedicated easement. Please note on the plans that this line should be accurately located and that all precautions must be taken to prevent damage or disturbance of this line. The actual distance from the garage foundation to the main must be shown on the construction drawings.
12. The sewer lateral must meet NDEP main to lateral minimum spacing requirements.

13. If the garage is placed north of the water main, the water main must meet City Standards for minimum cover for water mains (42 inches) and within the water easement the driveway must meet City Standards for asphalt and base material and thickness for an Urban Street.

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

14. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.
15. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
16. 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.
17. The accessory building is not approved for living quarters or a guest building. If proposed for this use, it must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.150.2 (Single Family 2 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 2 Acre (SF2A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 2 Acre/Single Family Residence
EAST: Single Family 2 Acre/Single Family Residence
SOUTH: Single Family 2 Acre/Single Family Residence
WEST: Single Family 2 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: Moderate zone II, within 500 feet
3. SLOPE/DRAINAGE: Site rises from the front (south) to the north. The area of construction is proposed on the northern portion of the lot.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: Two acre (87,120 square feet)
2. PROPOSED STRUCTURE SIZE: 2,184 square feet
3. PROPOSED STRUCTURE HEIGHT: Overall height will not exceed 25 feet 6 inches with 5/12 roof height construction
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (south) 50/285, Left (west) Side 20/131.3, Right

(east) Side 20/68.4, Rear (north) 30/30, and Height 32/25 feet 6 inches overall
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

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

The size of the primary residence is 2,997 square feet. A detached garage is a permitted accessory use within the Single Family 2 Acre zoning district. This proposal is to add a new detached garage building of 2,184 square feet, which will be 73% of the size of the primary residential structure of 2,997 square feet which includes a 2,432 square feet residence, plus an attached garage of 725 square feet. The proposed garage will serve as off-street covered and secured parking for a recreational vehicle, other vehicles, storage, and could also have shop uses within the new garage building. A bathroom is proposed in the structure.

The proposed detached garage is shown with the front facing south, placed to the east and north of the existing house. The orientation of the garage would be 52 feet width east to west and 42 feet depth north to south. The front elevation includes three steel garage doors on the south. Two are proposed to be sized at 10 feet by 14 feet and one is proposed at 16 feet by 9 feet. One man door is proposed on the west and one window. The other two sides are proposed with two windows on each elevation. Vehicular access to the new building is proposed from the south by way of an existing driveway, with a modification at the north portion of the driveway to access the new garage by adding a drive area to the north of the existing driveway.

It is noted there is a 20 foot wide easement through the property, running west to east. This easement is related to a water main that is well over 100 years old with up to 600 psi (pounds square inch) in the line. The actual location of this water main must be determined prior to construction on the site, and be shown on any submitted plans. The Engineering Department has included a condition stating that all precautions must be taken to prevent damage or disturbance of this water line.

This site is adjacent to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large in size. This property is similar to other properties developed in the area, where all parcels are a minimum of two acres in size. It is common on parcels which are this size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Therefore, a detached garage of 2,184 square feet is in keeping with other properties in the area and will not detract from the existing neighborhood. Staff is recommending conditions of approval to ensure the proposed accessory structure will not negatively impact the existing neighborhood.

PUBLIC COMMENTS: Public notices were mailed to 33 adjacent property owners within 600 feet of the subject site on September 6, 2019. As of the writing of this report, no comments in favor or opposition to this proposal have been received. One phone call was received from the Property Owners Association for Lakeview Knolls Number 1, to state all plans and construction must be reviewed and approved by them. However, this private agreement is not enforced by the Planning Division. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on September 25, 2019, 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 September 10, 2019 are included or attached to this report. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Department:

1. The water main near the back of the lot is a large steel line with minimal if any cover and runs to 600 psi (pounds square inch). It is the line for Virginia City and is well over 100 years old. There are places where the actual main location is not within the dedicated easement. Please note on the plans that this line should be accurately located and that all precautions must be taken to prevent damage or disturbance of this line. The actual distance from the garage foundation to the main must be shown on the construction drawings.
2. The sewer lateral must meet NDEP main to lateral minimum spacing requirements.
3. If the garage is placed north of the water main, the water main must meet City Standards for minimum cover for water mains (42 inches) and within the water easement the driveway must meet City Standards for asphalt and base material and thickness for an Urban Street.
4. Carson City Development Standards require the drainage to flow to the city roadside swale or the drainage channel behind the home.

Fire Department:

1. Project must comply with the currently adopted edition of the International Fire Code (2018) and northern Nevada amendments.
2. Project must comply with the currently adopted edition of the International Wildland-Urban Interface Code and northern Nevada wildland-urban Interface amendments.
3. Driveways over 150 feet (length) require a turn around.

Health Department:

1. The original plan submitted showed the proposed addition (garage) over the current individual sewage disposal system (ISDS) disposal field. The addition has been relocated outside this area.
2. The addition denotes a bathroom. In order to connect the bathroom to the ISDS, a fixture count of both the current house and the additional plumbing fixtures would need to be conducted to see if the current system would be able to handle the new plumbing fixture(s).

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

1. Will be consistent with the master plan elements.

The project will be in consistent with Chapter 3, A Balanced Land Use Pattern, at Low Density Residential:

The primary uses of the Low Density Residential master plan designation states neighborhoods

primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). The proposed garage is consistent with the description of this master plan, as it is proposed as an accessory structure placed on a larger-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.

The proposed detached garage will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Construction will be of limited duration. Once the construction of the garage is completed on the site, the garage is expected to support the interests of the owner of the property and be residential in nature. It is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The property is in an area where it is common to have detached accessory buildings. The proposed recreational vehicle/garage/shop/storage will be constructed of colors to match the existing primary structure and be reviewed during the building permit process.

The applicant states the garage building will be used to store personal property, recreational vehicles, and vehicles of the owner of the property. Large garages and other detached accessory structures are common in larger zoning districts. This property is zoned Single Family 2 Acre, where the minimum setbacks are 50 on the front, 20 on the sides and 30 on the rear, with height limited to 32 feet. The proposed setbacks are 285 feet on the front (south), 131.3 on the west (left), 68.4 on the right (east) and 30 on the rear (north). The proposed corrected location of the garage is at the northern portion of the lot, which is to the north of the easement running west and east of the site, and east and north of the residence currently on the site, rather than as originally proposed, which was south of the easement and north and east of the residence. Access to the structure is proposed from the south by way of an existing driveway from Hobart Road, with a modification of the driveway at the northern portion to allow access into the accessory garage located to the east and north of the existing house. The proposed building will be constructed of durable and long lasting wood framing and wood siding to ensure the new construction will be well maintained in the future.

Proposed storage of vehicles and 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.

A garage/workshop is a permitted accessory use in the Single Family 2 Acre zoning district. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection and storage of vehicles, materials and personal equipment of the owner. The construction of a garage/workshop for personal use by the resident will not result in an increase in vehicular or pedestrian traffic.

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. The site utilizes City water and a private septic system. Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure. One bathroom is proposed within the structure. Review of the individual sewage disposal system will be part of the building permit process to verify the location and size of these utilities are adequate for an additional bathroom. The project is required to meet the Development Standards for storm drain runoff. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with Carson City Fire Codes, Northern Nevada Amendments (2015) and the International Wildland Urban Interface Code and Northern Nevada WUI Amendments as adopted by Carson City.

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.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed detached garage will meet the specific standards outlined in Title 18. This request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. The addition of this building to the site will create a ratio of square footage of the accessory building to primary building of 73%. The primary residence is a single story of 2,997 square feet. The placement of the proposed garage building in the central eastern area of the parcel site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 2 Acre zoning district.

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

The addition of a detached garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 2 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval only if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The detached accessory structure of 2,184 square feet will be 73% of the size of the primary structure. The larger size of the garage/workshop will not be detrimental to the public health, safety, convenience and welfare. The garage will require a building permit which will require the garage to be built to current standards.

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 detached accessory structures. If it were possible for this structure to be attached to the existing primary structure, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage areas, barns, corrals, carports, guest buildings and so forth. If these accessory structures were to exceed 50% but not more than 75% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

Engineering comments
Fire comments
Health comments
Application (ADM-19-140)

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-19-140

TO: Kathe Green, - Planning Department

FROM: Rory Hogen, E.I. - Development Engineering

DATE: September 18, 2019

SUBJECT TITLE:

ADM 19-140 for 4000 Hobart Rd det. Garage apn 07-151-19 Engineering Comments.

RECOMMENDATION:

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

- The project must meet all City standards including minimum slope away from the foundation.
- The water main near the back of the lot is a large steel line with minimal if any cover and runs to 600 psi. It is the line for Virginia City and is well over 100 years old. There are places where the actual main location is not within the dedicated easement. Please note on the plans that this line should be accurately located and that all precautions must be taken to prevent damage or disturbance of this line. The actual distance from the garage foundation to the main must be shown in the construction drawings.
- The sewer lateral must meet NDEP main to lateral minimum spacing requirements.
- If the garage is placed north of the water main, the water main must meet City Standards for minimum cover for water mains (42 inches), and within the water easement the driveway must meet City Standards for asphalt and base material and thickness for an Urban Street.

DISCUSSION:

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

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

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

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

Development Engineering has no comment on this finding.

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

The new structure will have negligible effect on traffic and pedestrian facilities.

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

The new structure will have a negligible impact to the city storm drain, sewer and water

systems. Carson City Development Standards require the drainage to flow to the City roadside swale or the drainage channel behind the home.

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

Development Engineering has no comment on this finding.

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

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

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

Development Engineering has no comment on this finding.

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

The plan provided is adequate for this analysis.

Fire Department Comments

08/15/2019

ADM-19-140

Comments for ADM 19-140:

1. Project must comply with the currently adopted edition of the International Fire Code(2018) and northern Nevada amendments
2. Project must comply with the currently adopted edition of the International Wildland-Urban Interface Code and northern Nevada wildland-urban interface amendments
3. Driveways over 150' require a turn around.

Dave Ruben

Battalion Chief/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

ADM-19-140

08/26/2019

Health and Human Services

Plan submitted shows proposed addition (garage) over the current Individual Sewage Disposal System (ISDS) disposal field. The addition would need to meet all applicable setbacks prior to approval.

The addition denotes a bathroom, in order to connect the bathroom to the ISDS a fixture count of both the current house and the additional plumbing fixtures would need to be conducted to see if the current system would be able to handle the new plumbing fixture.

I have communicated these items to Travis at Manhard and he is aware of the issues.

Dustin

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

FILE # ADM - -

APPLICANT **PHONE #**
John and Kelli Elverum - (805) 433-3924

MAILING ADDRESS, CITY, STATE, ZIP
4000 Hobart Road, Carson City, NV, 89703

EMAIL ADDRESS
john.elverum@clickbond.com

PROPERTY OWNER **PHONE #**
John and Kelli Elverum - (805) 433-3924

MAILING ADDRESS, CITY, STATE, ZIP
4000 Hobart Road, Carson City, NV, 89703

EMAIL ADDRESS
john.elverum@clickbond.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Travis J. Phillips of Manhard Consulting - (775) 887-5251

MAILING ADDRESS, CITY, STATE, ZIP
3476 Executive Pointe Way, Suite 12, Carson City, NV 89706

EMAIL ADDRESS
tphillips@manhard.com

FOR OFFICE USE ONLY:

CCMC 18.02.110

**ADMINISTRATIVE
PERMIT**

FEE*: **\$750.00 + 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.

Project's Assessor Parcel Number(s): **Street Address**
00715119 4000 Hobart Road, Carson City, NV, 89703

<u>Project's Current Master Plan Designation</u> Low Density Residential	<u>Project's Current Zoning</u> SF2A	<u>Nearest Major Cross Street(s)</u> Red's Grade
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Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

The Elverum Residence Proposed Detached Garage/Shop is 2184 sqft 3 bay RV shop with a 16'-0" plate height and wood framed construction. It will match the existing house with the same vertical siding painted to match. The roof will match the existing pitch and composition shingles.

PROPERTY OWNER'S AFFIDAVIT

I, John Elverum, 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

4000 Hobart Road, Carson City, NV, 89703

Address

08/13/2019
Date

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

STATE OF NEVADA
COUNTY

On August 13th, 2019, John Elverum, 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.

Sarah Hammer
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.**

SITE PLAN CHECKLIST

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: Administrative 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 street access and all existing access of neighboring properties including cross streets.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimensions.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
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.

ADMINISTRATIVE PERMIT APPLICATION FINDINGS

State law requires that the Hearings Examiner consider and support the questions 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 HEARINGS EXAMINER WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DUES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

FINDINGS FOR SPECIAL USE PERMITS FOUND IN CCMC 18.08.080(5) ARE ALSO USED FOR ADMINISTRATIVE PERMITS PER CCMC 18.02.110(5) AS OUTLINED BELOW.

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 this questionnaire. 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 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

Travis J. Phillips

Print Name

8-9-19

Date

Master Plan Policy Checklist

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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



ELV.CCNV01

Civil Engineering

Surveying

Building & Structural Engineering

Water Resources Management

Construction Management

Owner's Representative

Landscape Architecture

Land Planning

Date: August 7, 2019

Hope Sullivan
Planning Manager
Carson City
108 East Proctor Street
Carson City, NV 89701

**RE: John and Kelli Elverum Residence
Detached Garage/Shop Administrative Permit
4000 Hobart Road, Carson City, NV 89703**

Dear Hope,

The following narrative is the project description and responses the findings of fact to support an Administrative Permit for the above referenced residential detached accessory structure. An administrative permit is requested to allow for an accessory structure at 4000 Hobart Road in Carson City, NV, APN # 007-151-19. In accordance with Carson City Municipal Code Section 18.02.110, an administrative permit is required for an accessory structure with a total size of more than 50%, and less than 75% of a primary structure (including the attached garage).

Project Description. The proposed project consists of the construction of a detached accessory structure of approximately 2,184 S.F., to house private Recreational Vehicles and a private shop, together with a convenience restroom (water closet and sink). The existing primary residence, including the attached garage, is approximately 2,997 S.F. The proposed accessory structure of 2,184 S.F. is approximately 73% the size of the primary structure on the parcel. Currently this parcel is zoned for Single-Family 2 Acre (SF2A) and the master plan designation is low density residential. Surrounding parcels have the same zoning designations. The structure is proposed to be a wood framed and sided structure measuring approximately 42' by 52' feet with a total height of 25.25 feet and a total area of 2,184 square feet. The building is proposed to be constructed on the northwest corner of the parcel. There are no other accessory or storage structures on the property.

The following Proposal Questionnaire with Findings, indicate that, from a preponderance of the evidence, that the proposed project is consistent with the Master Plan and existing Land Use, and they are to accompany the Administrative Permit as responses to the Findings of Fact, necessary to support this application.

PROPOSAL QUESTIONNAIRE WITH FINDINGS**Finding 1. The proposed project will be consistent with the objectives of the Master Plan Elements?**

The proposed project will be in accordance with the goals of the following Master Plan Elements (1.2c, 3.3de, 6.1a, 6.2a, 9.3b, 9.4a,).

3.3d, e--Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e).

The proposed accessory structure will be located away from primary floodplain and geologic hazard areas.

6.2a, 9.3b, 9.4--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.

This parcel is designated “low density residential” in the Carson City Master Plan. Single-family residences are the primary use for low density residential. The proposed accessory structure will continue to provide single family residential uses without adversely affecting the rural character of the neighborhood. A significant amount of undeveloped, natural land will remain on the northwest and southwest corners of the 2-acres property. Additionally, parcels surrounding this property contain similar accessory structures that do not present an adverse effect to the neighborhood’s property values, character, or peaceful enjoyment.

1.2c--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.

Services provided presently at the property will continue to be consistent with Land Use designation and services will remain adequate for the proposed development. This project will not increase the demand on the existing water system. The existing residence is on a private septic system and the proposed project will utilize the existing system, in accordance with City codes.

6.1a--Use durable, long-lasting building materials (6.1a)

This structure will be constructed of high quality, durable and long-lasting building materials to ensure the new development will be well maintained in the future. Building materials will be consistent with those use on the primary residence. Further, this project falls within the Wildland Urban Interface (WUI) area of the City, and thus the construction will be in accordance with the currently adopted WUI and Fire codes.

Finding 2. The proposed project 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.

A. Describe the general types of land uses and zoning designations adjoining your property.

The land uses of surrounding parcels are the same (SFR 2-A) and consistent with the subject property, on all sides. acre and contain 2 houses. The parcels to the east are zoned for single-family 1 acre and contain 2 houses. The parcels to the west are zoned for single-family 1 acre and contain three houses. The southern parcel is zoned for single-family 1 acre and contains one house.

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. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. 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.

The proposed accessory structure will be located at the top of the existing drive apron approximately in the middle of the property and in line with the existing attached garage. The proposed structure's construction will match the existing house. This is similar to other existing neighboring structures. This Accessory Structure will not negatively impact the peaceful enjoyment or development of surrounding properties, but rather requests to join some of the surrounding neighbors in having the same type of structure for storage of a recreational trailer and vehicles so they will no longer be visible from the street. The neighborhood will be more visually pleasing to residents driving or living in proximity to the Elverum's residence. Apart from limited and temporary disruption during the construction process the proposed structure will not contribute to noise, vibrations, fumes, odors, dust, glare, or physical activity. The proposed use is for personal residential storage, the use of the property is unchanged. The proposed Garage/Shop structure will be smaller than some existing structures that are used for the same purpose in the neighborhood. The appearance would match the existing house in color, style, roof pitch, roof type, and construction type.

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.

The proposed accessory structure will be entirely on its designated parcel, well within the required setback requirements. The structure will not infringe on the development or peaceful enjoyment of the surrounding properties, as it is shielded from view by trees and topography. Many neighboring properties also contain similar accessory structures which do not adversely affect the 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.

Only minor building mounted outdoor lighting will be associated with this project. The lights will be in compliance with the City Code to comply with Dark Skies philosophy (i.e. 100% cut off). Existing mature trees on the property provide screening around the proposed structure to shield side neighboring properties.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site place with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

This Accessory Structure will not add any additional landscaping, but rather clear some existing natural vegetation to provide defensible space around the proposed structure. The existing property already has mature trees that partially screen the proposed structure from all viewing angles from the street and neighboring properties.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

By allowing an indoor storage area for this resident of Carson City, the amount of outdoor, open air storage will be reduced on the property. The neighborhood will visually benefit from this storage structure by reducing outdoor storage presently and in the future.

Finding 3. The proposed project will have little or no detrimental effect on vehicular or pedestrian traffic.

No public road will be leading to the proposed accessory structure and there will not be an impact on existing pedestrian and vehicular traffic. The proposed project will continue to be served by an existing private driveway which access Hobart Road from the north. No additional off-site improvements are required (i.e. sidewalks, paths or trains).

Finding 4. The proposed project 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.

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?

No impact will be made on the school district. This structure will be an accessory to the property and not house additional individuals that would cause any increase to student populations or criminal activity for the Sheriff's Office. Roadways will see no increase in traffic. The existing city water connection will not be further burdened. The existing residence is on a septic system that will be assessed prior to construction and expanded as required for the addition of the small bathroom. No other public improvements are impacted or required for this type of proposed structure.

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

This proposed structure will reduce risk of property theft at the residence due to improved storage of existing personal property. No additional services are required by police and fire protection. Local Building, Fire, and Wildland Urban Interface codes shall be observed and implemented in order to comply with all requirements. Placement of the proposed structure is such that access by local fire departments is direct and adequate turnaround or backup space is currently available. Adequate clearance of hazardous, flammable vegetation cover may be accomplished (7.6.1 Fire Protection). All easements shall be observed (7.6.2 Fire Protection). Fire resistant composition shingles will be used to comply with code 7.6.6 of the Fire Protection requirements. The existing residence and proposed structure are less than 600 feet to the furthest corner of the structures from the closest fire hydrant located at the Southwest corner of the nearest roadway intersection or Hobart Road and Reds Grade. This distance is measured using straight lines following Hobart Road west and then turning 90 degrees to cross the road and go up the Elverums driveway straight the proposed structure and then banking left and up (West and

North) to reach the furthest most corner of the proposed structure. The code requirement is that it be less than 1000 feet. All exterior construction materials for the proposed structure will be comply with WUI code requirements for an Extreme Hazard Zone.

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.

The proposed structure will have need for minimal additional water to service a small ½ bath restroom with a water closet and sink. This minimal amount of usage will not increase the demand on the system, nor will it be an adverse effect on the neighbors. The existing residence currently experiences adequate water pressure and this project will not have an adverse effect upon the pressures.

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.

The existing residence has a large drive apron that is located at the front of the existing garage. The proposed structure will be located directly North of this asphalt apron and some of the apron will be removed to place the proposed Garage/Shop. Drainage will be addressed within engineering plans and will be compliant with the existing drainage patterns. Minor grading and fill will be required to site the structure at a Finish Floor Elevation (FFE) to direct flow to the existing swales and patterns.

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.

The existing residence is on a septic system that will be used or expanded, if/as required by the Health Department, to service the additional utility bathroom proposed in the new Garage/Shop when approved. There is no increase in number of bedrooms, and no appreciable increase in sewer fixture units with this proposed structure.

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.

The existing roadway does not require improvement and the existing property currently will service the proposed intended use. There are no sidewalks, curbs, or gutters. The existing roadway will not be impacted differently than the way current neighboring homes use the same type of building structure.

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).

John and Kelli Elverum are using a private engineer (Manhard Consulting), existing assessors maps, Local Water Authority (for water easements), and publicly provided information on the Carson.org website.

Information on the accessory structure has been provided by the owner and by Manhard Consulting, who has been retained by the owner to assist in making this application. Statements of fact in this application have been made after conversations with City departments, conducting survey and assessments, and reviewing file documents.

Finding 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.

This Project meets all intended zoning requirements of Accessory Structures per the 18.04.050 under the Single-family 2 Acre (SF2A). The proposed structure is an accessory structure for private owner use only on a low-density, large lot, with single family unit that is consistent with the policies of the suburban residential category of the master plan (Ord. 2001-23 § 2 (part), 2001). This proposed structure is in line with other existing neighboring accessory structures in the neighborhood.

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

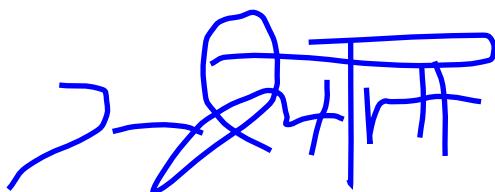
This Project meets all intended public health, safety, and welfare requirements by not negatively impacting the general public. The proposed use is simply vehicle storage and the improvement will be such that the existing recreational trailer and vehicles will no longer be visible from the street and neatly stored inside the proposed structure.

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

This Project will not damage or impact any neighboring properties in the vicinity. Existing drainage is proposed to remain the same and not impact neighboring properties. This proposed structure is in line with other existing neighboring accessory structures in the neighborhood.

Should you have any questions, please do not hesitate to contact me at (775) 882-5630 x5231.

Sincerely,



Travis J. Phillips, PM
Project Manager



Keith R Shaffer, P.E.
Senior Project Manager



Civil Engineering
Surveying
Land Planning
Building & Structural Engineering
Water Resources Management
Construction Management
Owner's Representation
Landscape Architecture

August 14, 2019

Hope Sullivan
Planning Manager
Carson City
108 East Proctor Street
Carson City, NV 89701

Re: Elverum Residence Administrative Permit
4000 Hobart Rd. Carson City, NV

Dear Hope,

On behalf of John and Kelli Elverum, Manhard Consulting appreciates your consideration of the enclosed application. An administrative permit is requested to allow for an accessory structure at 4000 Hobart Road in Carson City, NV, APN # 007-151-19. In accordance with Carson City Municipal Code Section 18.02.110, an administrative permit is required for an accessory structure with a total size of more than 50% and less than 75% of a primary structure. The proposed accessory structure is approximately 74% the size of the primary structure on the parcel.

Currently this parcel is zoned for Single-Family 2 Acre (SF2A) and the master plan designation is low density residential. Surrounding parcels have the same zoning designations. The project itself is a wood framed and sided structure measuring approximately 42' by 52' feet with a total height of 25.25 feet and a total area of 2,184 square feet. The building is proposed to be constructed on the northeast side of the parcel.

This application packet includes the following:

- Carson City Development Application
- Property Owner Affidavits
- Documentation of Taxes Paid to Date
- Site Plan, Rendering, and Elevations
- Proposal Questionnaire & Findings

If you have any questions or require any additional information, please feel free to contact me directly.

Sincerely,
Manhard Consulting


Keith Shaffer, PE
Senior Project Manager

18.05.055 Accessory Structures.

1. It shall be unlawful to construct, erect or locate in any residential district, private garages or other accessory buildings without a permissive main building, except: a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent building. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one year from the date of issuance of original permit.
Proposed detached structure will be pursued through City of Carson Administrative Permit process and not be erected without approval and an Official Building Permit from the Carson City Building Department.
2. A detached accessory structure not exceeding 120 square feet in area and not exceeding 15 feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A within required side and rear yard setbacks provided such structure, eaves and other projections are at least three feet from property line, and the accessory structure is allowed in the zoning district where it is proposed.
Proposed detached structure will be greater than this requirement.
3. A detached accessory structure 120 square feet in area up to 400 square feet in area and not exceeding 15 feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A, within required side and rear yard setbacks, provided such structure, eaves and other projections are at least five feet from property lines, and the accessory structure is allowed in the zoning district where it is proposed. All accessory structures exceeding 400 square feet in area in all residential districts must meet standard zoning setback requirements.
Proposed detached structure will be greater than this requirement.
4. On a corner lot facing two streets, no accessory building shall be erected so as to encroach upon the front or street side yard setbacks.
This is not a corner lot.
5. If an accessory building is connected to the main building by a breezeway or other structure, which is not habitable space as defined by the Building Code currently adopted by Carson City, each structure shall meet full yard setback requirements for that district and shall be considered an accessory building and a main structure for calculation of square footage of accessory structures.
The Proposed Structure is not connected to the main house, but shall conform to the full setbacks and will be considered an accessory building.
6. A detached accessory structure shall be located not closer to any other building on the same or adjoining lot than allowed by the Building Code and Fire Code as currently adopted by Carson City.
This structure will conform to the Building and Fire Code and maintain a minimum of 20'-0" clearance.
7. The cumulative square footage of the accessory building(s) or accessory structure(s) is limited to 50% of the total square footage of the primary building excluding the basement. If the cumulative square footage of the accessory building(s) or accessory structure(s) is more than 50% and not greater than 75% of the total square footage of the primary building excluding the basement

approval by Administrative Permit is required. If the cumulative square footage of the accessory building(s) or accessory structure(s) exceeds 75% of the total square footage of the primary building excluding the basement approval by Special Use Permit is required. Accessory farm building(s) or structure(s) may be excluded from additional review as provided under Title 18.05.050 Accessory Farm Structures.

This proposed structure will be 74.5% of the total existing square footage of the primary residence and thus be pursued through the Administrative Permit Process

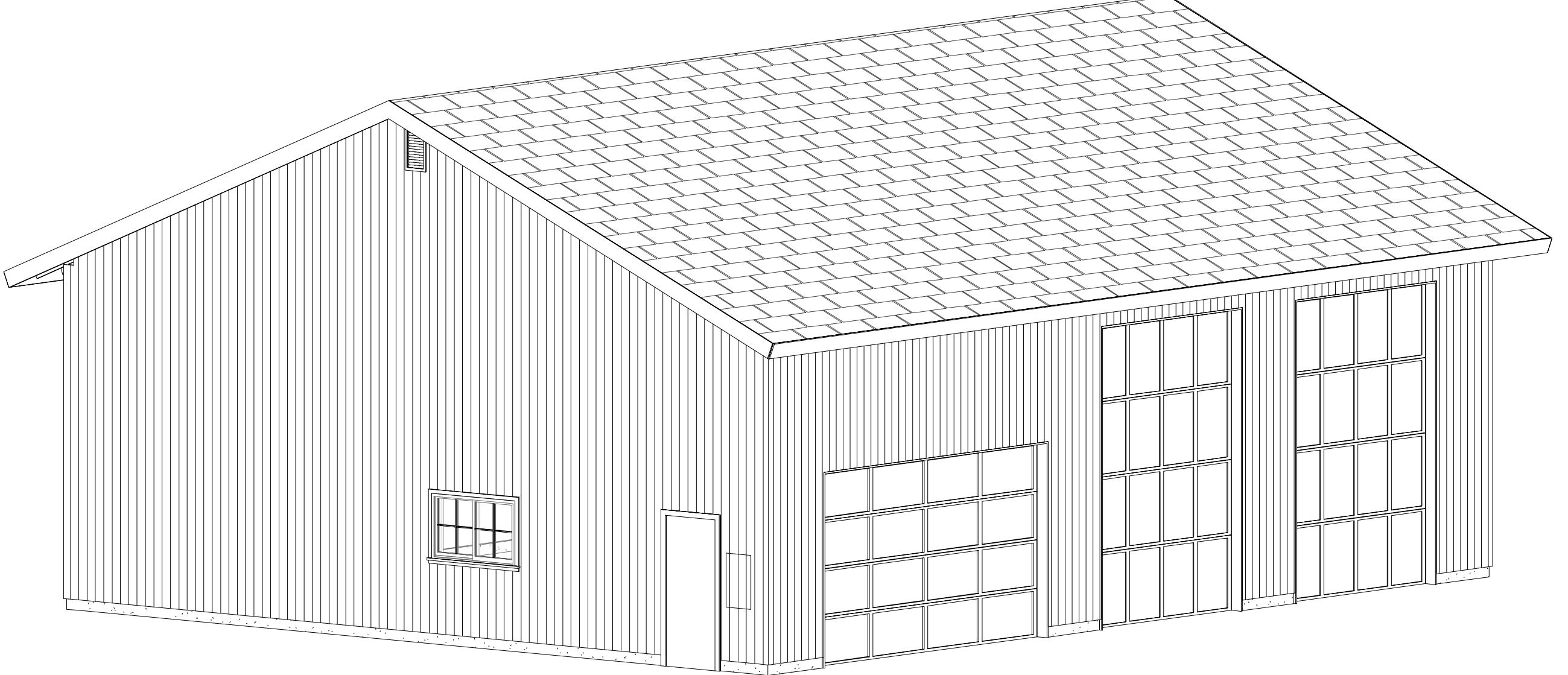
8. Accessory structure(s) shall not exceed 5% of the parcel size on parcels 21,000 square feet or larger, unless approved prior to issuance of a building permit by Special Use Permit. This structure will conform to this requirement as this lot is a 2.0 acre (87,120 sqft) and the allowed 5% total is 4,356 sqft of which the owner is only proposing 2,184 sq ft (2.5% of lot).
9. Accessory Farm Structures exceeding 5% of the parcel size on parcels zoned one acre or larger may be exempted under Title 18.05.050 Accessory Farm Structures from Special Use Permit approval requirements. This structure is not a Accessory Farm Structure.
10. A maximum of five parking bays within detached accessory structure(s) are allowed on the same lot unless approved prior to issuance of a building permit by approval of a Special Use Permit. This structure proposes five (5) parking bays and will submit to Administrative Permit requirements and review.

ELVERUM RESIDENCE

DETACHED GARAGE / SHOP

4000 HOBART RD

CARSON CITY, NEVADA



GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE DESIGNER OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE 2012 INTERNATIONAL BUILDING CODE (I.B.C.) AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING FROM DEVIATIONS, CHANGES AND/OR OMISSIONS FROM THESE DRAWINGS AND SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER.
- THE GENERAL CONSTRUCTION NOTES ARE NOT COMPREHENSIVE PROJECT SPECIFICATIONS. IF SUCH SPECIFICATIONS ARE DESIRED, THEY SHOULD BE OBTAINED BY THE CONTRACTOR. THESE NOTES PROVIDE GENERAL CRITERIA FOR THE CONSTRUCTION OF THE PROJECT, AND ARE NOT A SUBSTITUTE FOR PROPER PROJECT SUPERVISION AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS OF ALL TRADES TO ALLOW FOR TIMELY INCLUSION IN THE WORK ALL REQUIRED ITEMS SO AS NOT TO DELAY THE WORK OR THE WORK OF ANY SUBCONTRACTOR.
- DO NOT PROCEED WITH WORK IF UNFORESEEN CONDITIONS ARE DISCOVERED WHICH COULD CAUSE ADVERSE EFFECTS UPON THE STRUCTURE OR ITS OCCUPANTS. REPORT ANY SUCH CONDITION IMMEDIATELY TO THE DESIGNER.
- MAINTAIN FREE, SAFE, AND APPROVED MEANS OF EGRESS, IN AND OUT OF PROJECT LOCATION AND EXISTING OCCUPIED BUILDING IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES.
- SUBSTITUTIONS SHALL BE SUBMITTED PRIOR TO THE AWARD OF CONTRACT, UNLESS OTHERWISE ACCEPTABLE. APPROVAL OF SUBSTITUTIONS, PRODUCT DATA, OR SAMPLES IS NOT A SUBSTITUTION APPROVAL UNLESS PRESENTED AS A SUBSTITUTION AT THE TIME OF SUBMITTAL.
- 2A 10BC FIRE EXTINGUISHERS ARE TO BE INSTALLED SO THE TRAVEL DISTANCE DOES NOT EXCEED 75 FEET PER IFC 906 (TENANT PROVIDED, UNO).
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR FROM A DISTANCE THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 5 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.

P:\\SCRATCH\\PENDING PROJECTS\\4000 Hobart Rd - Elverum Shop\\Architectural\\Structural\\RevE\\Elverum 52x2x16.nsf

WILDLAND URBAN INTERFACE NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CLASS IR-1 IGNITION RESISTANT REQUIREMENTS PER THE 2018 INTERNATIONAL WILD LAND URBAN INTERFACE CODE.
- EAVES AND SOFFITS SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS, OR 1-HR FIRE RATED, OR 2" NOMINAL LUMBER, OR 1" NOMINAL FIRE TREATED LUMBER, OR 3/4" NOMINAL FIRE-RETARDANT TREATED PLYWOOD.
- FASCIAS ARE REQUIRED AND SHALL BE BACKED BY 2" NOMINAL LUMBER OR IGNITION RESISTANT MATERIALS.
- ATTIC VENTS SHALL NOT BE LOCATED IN SOFFITS, EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN ANY OTHER OVERHANG AREA UNLESS THEY ARE DESIGNED AND CERTIFIED TO PREVENT FLAME AND EMBER PENETRATION.
- EXTERIOR WALLS SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR 1-HR FIRE RATING, HEAVY TIMBER, LOG WALL, OR CONSTRUCTION WITH APPROVED NON-COMBUSTABLE, OR FIRE-RETARDANT TREATED WOOD MATERIALS.

DEFERRED SUBMITTAL

NONE

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

SQUARE FOOTAGE

GARAGE: 2184.0 S.F.
TOTAL BUILDING = 2184.0 S.F.

PROJECT SUMMARY / DATA

NEW GARAGE STRUCTURE
APN 007-151-19
ZONING = SF2A
FLOOD ZONE DESIGNATION = ZONE "X"
PARCEL AREA = 87,120± S.F. / 2.00± ACRES
WIL FIRE HAZARD ZONE = YES
SEISMIC DESIGN CATEGORY = E
WIND DESIGN LOAD = 130 Vph
ROOF SNOW LOAD = 21 PSF (4640' ELEVATION)

PROJECT CLASSIFICATION:

USE AND OCCUPANCY CLASSIFICATION: R-3
CONSTRUCTION CLASSIFICATION: TYPE V-B
FIRE SPRINKLERS: NO

JURISDICTION & UTILITY SERVICES

BUILDING DEPARTMENT:
CARSON CITY BUILDING DEPARTMENT (775) 887-2310

FIRE DEPARTMENT:
CARSON CITY FIRE DEPARTMENT (775) 887-2210

PARKS & REC:
CARSON CITY RECREATION DIVISION (775) 887-2290

PUBLIC WORKS, SEWER, & WATER:
CARSON CITY PUBLIC WORKS (775) 887-2355

MARLETTE / HOBART WATER SYSTEMS (775) 687-1022

SCHOOL:
CARSON CITY SCHOOL DISTRICT (775) 283-2000

ELECTRIC:
NV ENERGY (775) 834-4444

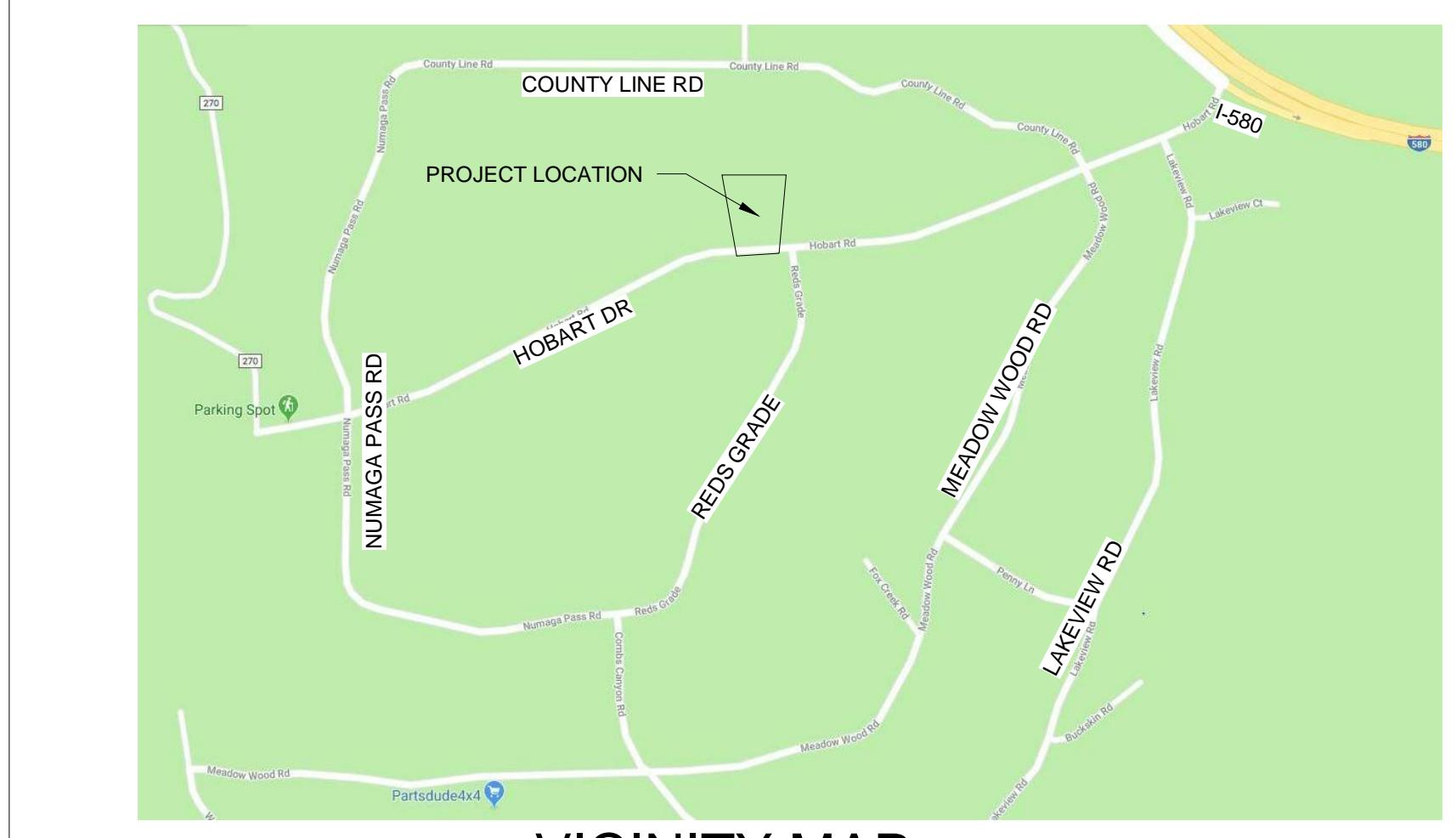
GAS:
SOUTHWEST GAS (877) 860-6020

PROJECT DIRECTORY

OWNER:
ELVERUM, J & K 2016 REV TRUST
4000 HOBART RD
CARSON CITY, NEVADA 89703
CONTACT: JOHN ELVERUM
PHONE: (775) ???-????

ENGINEER / PROJECT MANAGER:

MANHARD CONSULTING
3476 EXECUTIVE POINTE WAY, SUITE 12
CARSON CITY, NEVADA 89706
CONTACT: KEITH SHAFFER
PH:(775) 887-5231
E-MAIL: kshaffer@manhard.com



VICINITY MAP

INDEX TO DRAWINGS

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CIVIL SHEETS

C1 SITE PLAN

ARCHITECTURAL SHEETS

A1 FLOOR PLAN
A2 ELEVATIONS
A2.1 ELEVATIONS

STRUCTURAL SHEETS

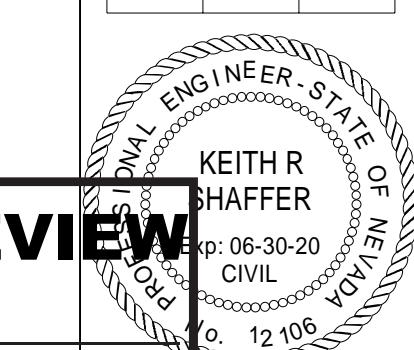
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ELECTRICAL SHEETS

X

SUBMITTAL REVIEW

BY: DATE:



PROJ. MGR.:	KRS
PROJ. ASSOC.:	TP
DRAWN BY:	RBB
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Manhard
CONSULTING

3476 Executive Pointe Way, Suite 12, Carson City, NV 89706 | (775) 887-5231 | www.manhard.com

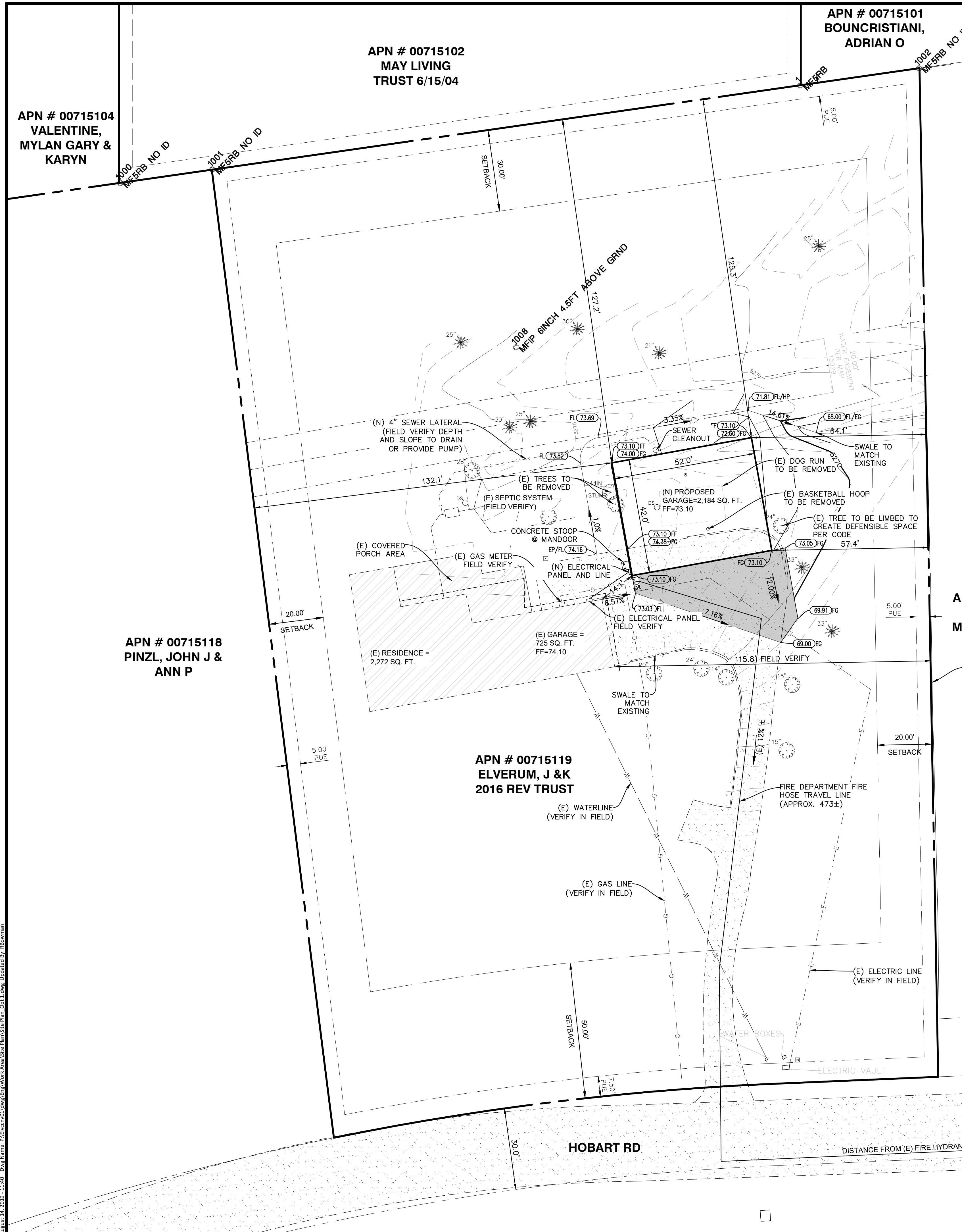
Civil Engineers | Surveyors | Water & Waste Water Engineers | Water Resource Engineers | Water & Waste Water Engineers | Environmental Scientists | Landscape Architects | Planners

ELVERUM DETACHED GARAGE / SHOP
4000 HOBART RD, CARSON CITY, NEVADA

COVER SHEET

1

ADMINISTRATIVE PERMIT



PROJECT DATA:

OWNER'S: JOHN AND KELLI ELVERUM, J & K 2016 REV TRUST
LOCATION: 4000 HOBART RD, CARSON CITY, NV 89703
PHONE: (805) 433-3924
ASSESSOR'S PARCEL NUMBER: 007-151-19
ZONING: SF2A
FLOOD ZONE DESIGNATION: ZONE "X"
PARCEL AREA: 87,120± S.F. / 2.00± ACRES
WUI FIRE HAZARD ZONE: YES

A graphic scale with a horizontal line. At the left end is a short black segment labeled '0'. Further along the line are two longer black segments, each labeled '20'. At the right end is a final short black segment labeled '40'. Below the line, the text '(IN FEET)' is centered, and below that, 'SCALE: 1"=20'

SITE WORK:

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL GRADE OR CLASS E BACKFILL COMPACTED TO 95% DENSITY. UNLESS A SOIL REPORT IS PROVIDED, SOIL MATERIALS ARE ASSUMED TO BE CLASS C, TABLE 1804.2, 2012 IBC. THE ALLOWABLE SOIL PRESSURE IS 500 PSF.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (ORANGE BOOK) SPONSORED BY CARSON CITY, DOUGLAS COUNTY, CITY OF FALON, LANDER COUNTY, LYON COUNTY, NYE COUNTY, CITY OF RENO, CITY OF SPARKS, WASHOE COUNTY, AND CITY OF YERINGTON.
2. DETAILS NOT SHOWN ON THESE DRAWINGS SHALL BE CONTAINED IN THE BOOK OF "STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" SPONSORED BY CARSON CITY, DOUGLAS COUNTY, CITY OF FALON, LANDER COUNTY, LYON COUNTY, NYE COUNTY, CITY OF RENO, CITY OF SPARKS, WASHOE COUNTY AND CITY OF YERINGTON, OR THE LATEST VERSION OF THE CARSON CITY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH THE STATE OF NEVADA AIR POLLUTION CONTROL REGULATIONS. THE CONTRACTOR SHALL MAINTAIN AN ONGOING DUST CONTROL PROGRAM USING THE APPLICATION OF WATER AND/OR DUST PALLIATIVE.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE PLANS AND THE CONDITIONS EXISTING IN THE FIELD.
5. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
6. ANY AND ALL CHANGES IN CONSTRUCTION, CONSTRUCTION METHODS, CONSTRUCTION MATERIALS, ETC. MUST BE APPROVED BY THE DESIGN ENGINEER, CARSON CITY, AND THE OWNER PRIOR TO COMMENCING THE CHANGES.
7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS.
8. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
9. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF MATERIAL SPILLED IN EXISTING ROADWAYS OUTSIDE THE CONSTRUCTION LIMITS ON A DAILY BASIS.
11. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL RESTORE ALL EXISTING SURFACE IMPROVEMENTS, WHICH ARE TO REMAIN, TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.
13. ALL CONCRETE FLAT WORK SHALL BE CONSTRUCTED PER THE STRUCTURAL SECTION AND SPECIFICATIONS PROVIDED IN DETAILS C-5.2.1 AND C-5.2.2.
14. ALL SITE GRADING SHALL CONFORM TO THE IBC.
15. AN AIR QUALITY PERMIT AND STORM WATER DISCHARGE PERMIT SHALL BE OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.
16. IF ANY DAMAGE TO EXISTING ROADS IS CAUSED BY THE TRANSPORTING OF CONSTRUCTION EQUIPMENT OR MATERIALS, THE CONTRACTOR SHALL REPAIR THE ROADS TO THEIR PRIOR CONDITION UPON NOTIFICATION IN WRITING BY THE CARSON CITY ENGINEERING DEPARTMENT.

WUI DEFENSIBLE SPACE NOTE:
LOT IS TO HAVE A DEFENSIBLE SPACE OF 30 FEET FROM RESIDENCE OR TO BOUNDARY LINE .
LOT IS TO BE FREE OF VEGETATION AROUND HOME OR TO INCLUDE NON-COMBUSTIBLA OR FLAME RESISTANCE VEGETATION

IWUI 603 & 604:
603.2 FUEL MODIFICATION:
BUILDINGS OR STRUCTURES, CONSTRUCTED IN COMPLIANCE WITH THE CONFORMING DEFENSIBLE SPACE CATEGORY OF TABLE 503.1, SHALL COMPLY WITH THE FUEL MODIFICATION DISTANCES CONTAINED IN TABLE 603.2. FOR ALL OTHER PURPOSES THE FUEL MODIFICATION DISTANCE SHALL NOT BE LESS THAN 30 FEET OR TO THE LOT LINE, WHICHEVER IS LESS. DISTANCES SPECIFIED IN TABLE 603.2 SHALL BE MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE AS SHOWN IN FIGURE 603.2. DISTANCES SPECIFIED IN TABLE 603.2 ARE ALLOWED TO BE INCREASED BY THE CODE OFFICIAL BECAUSE OF A SITE-SPECIFIC ANALYSIS BASED ON LOCAL CONDITIONS AND THE FIRE PROTECTION PLAN.

ANALYSIS BASED ON LOCAL CONDITIONS AND THE FIRE PROTECTION PLAN.

603.2.1 RESPONSIBLE PARTY

PERSONS OWNING, LEASING, CONTROLLING, OPERATING OR MAINTAINING BUILDINGS OR STRUCTURES REQUIRING DEFENSIBLE SPACES ARE RESPONSIBLE FOR MODIFYING OR REMOVING NONFIRE-RESISTIVE VEGETATION ON THE PROPERTY OWNED, LEASED OR CONTROLLED BY SAID PERSON.

603.2.2 TREES

TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE, PROVIDED THE HORIZONTAL DISTANCE BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES OR UNMODIFIED FUEL IS NOT LESS THAN 10 FEET.

UNMODIFIED FUEL IS NOT LESS THAN 10 FEET.

603.2.3 GROUNDCOVER

DEADWOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES. WHERE ORNAMENTAL VEGETATIVE FUELS OR CULTIVATED GROUND COVER, SUCH AS GREEN GRASS, IVY, SUCCULENTS OR SIMILAR PLANTS ARE USED AS GROUND COVER, THEY ARE ALLOWED TO BE WITHIN THE DESIGNATED DEFENSIBLE SPACE, PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 GENERAL

DEFENSIBLE SPACES REQUIRED BY SECTION 603 SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 604.

604.2 MODIFIED AREA
NONFIRE-RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS OR STRUCTURES, IN ACCORDANCE WITH SECTION 603, IN SUCH A MANNER AS TO PROVIDE A CLEAR AREA FOR FIRE SUPPRESSION OPERATIONS.

604.3 RESPONSIBILITY
PERSONS OWNING, LEASING, CONTROLLING, OPERATING OR MAINTAINING BUILDINGS OR STRUCTURES ARE RESPONSIBLE FOR MAINTENANCE OF DEFENSIBLE SPACES. MAINTENANCE OF THE DEFENSIBLE SPACE SHALL INCLUDE MODIFYING OR REMOVING NONFIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER

INCLUDE MODIFYING OR REMOVING NON-FLAMMABLE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS AND STRUCTURES.

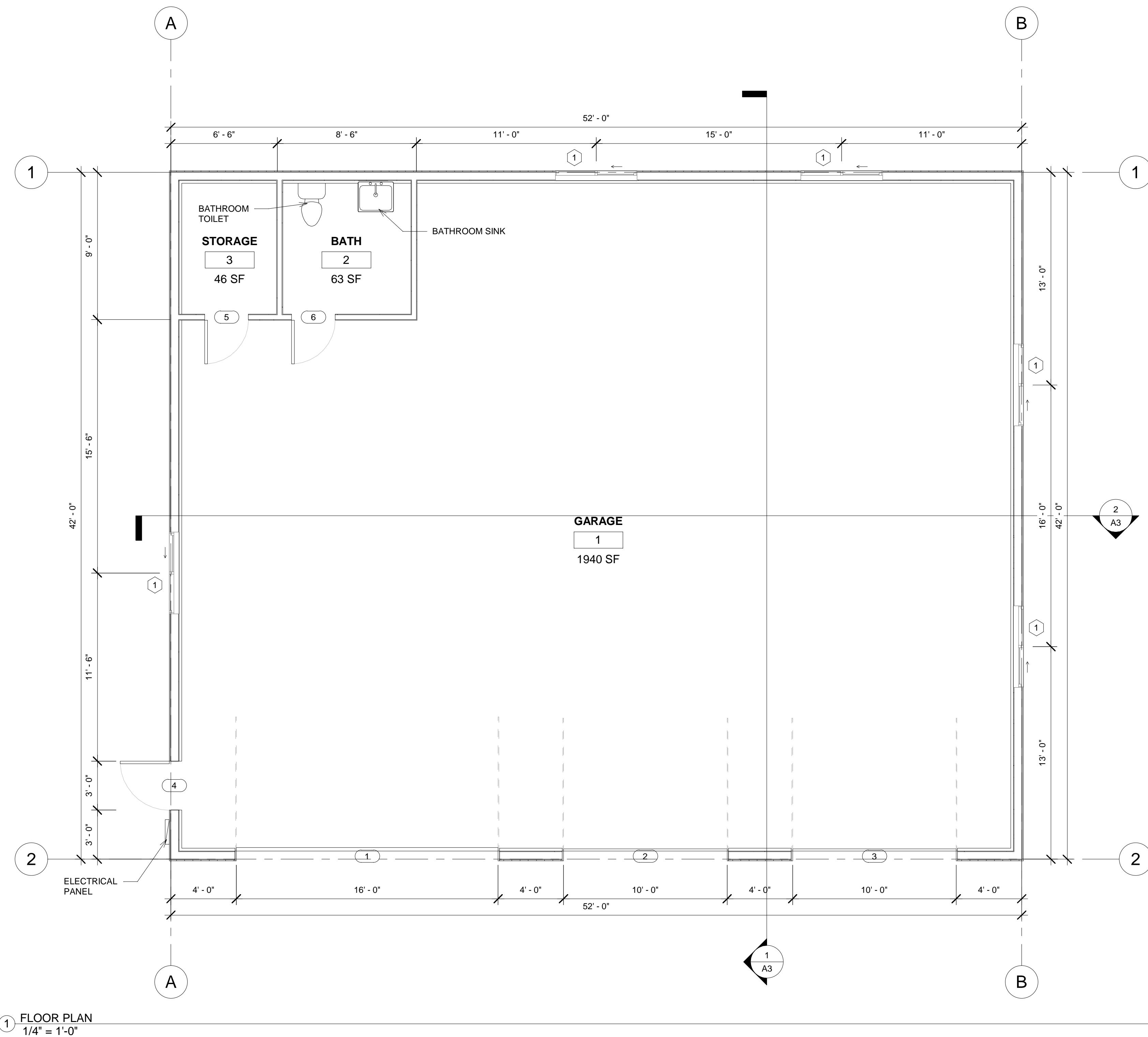
HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.

PORTIONS OF TREE CROWNS THAT EXTEND TO WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET.

604.4.2 DEADWOOD REMOVED
DEADWOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES.

ELVERUM GARAGE

	
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PROJ. ASSOC.:	AM
DRAWN BY:	RBB
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SCALE:	1"=20'
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Window Schedule														
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Detail			Glazing		Head Height	Comments
	Width	Height						Head	Jamb	Sill	Thickness	Type		
1	5' - 0"	3' - 0"	Window-Sliding-Double										7' - 0"	

SUBMITTAL REVIEW

BY: **DATE:**

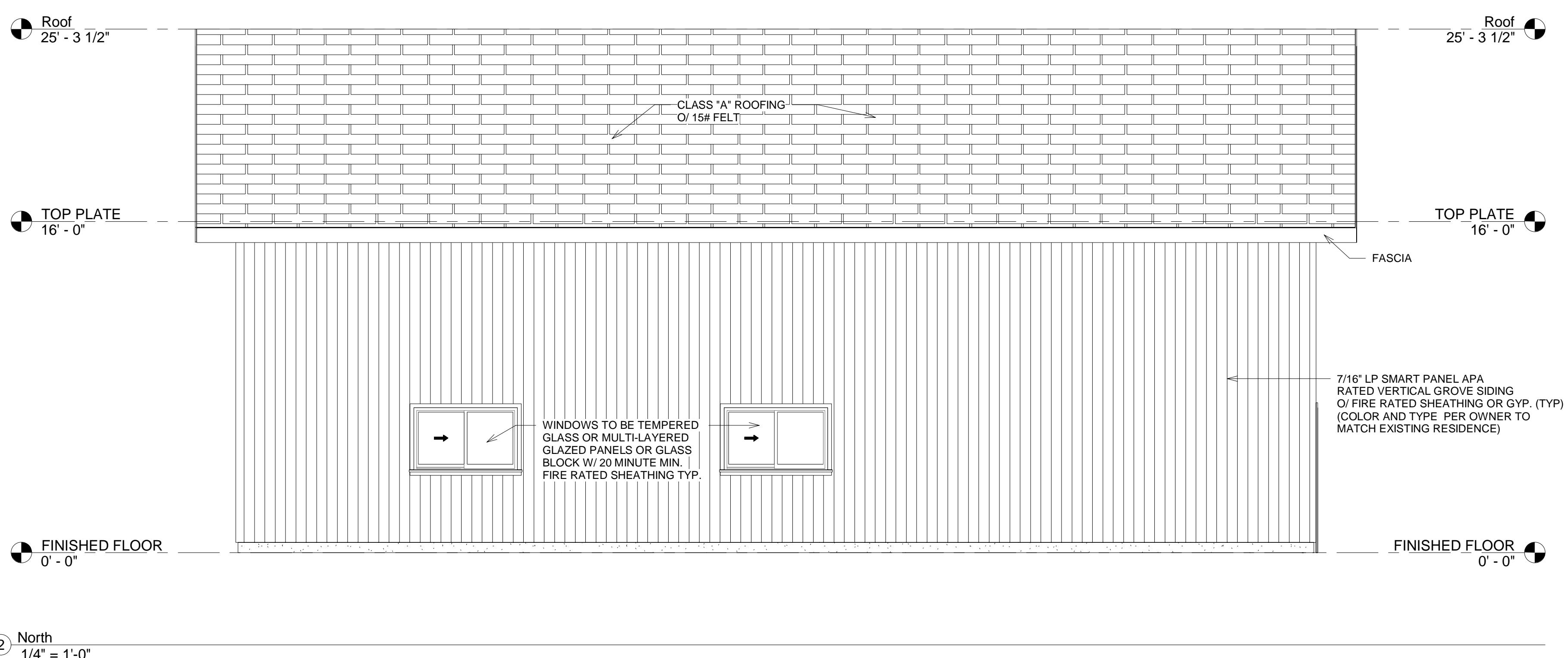
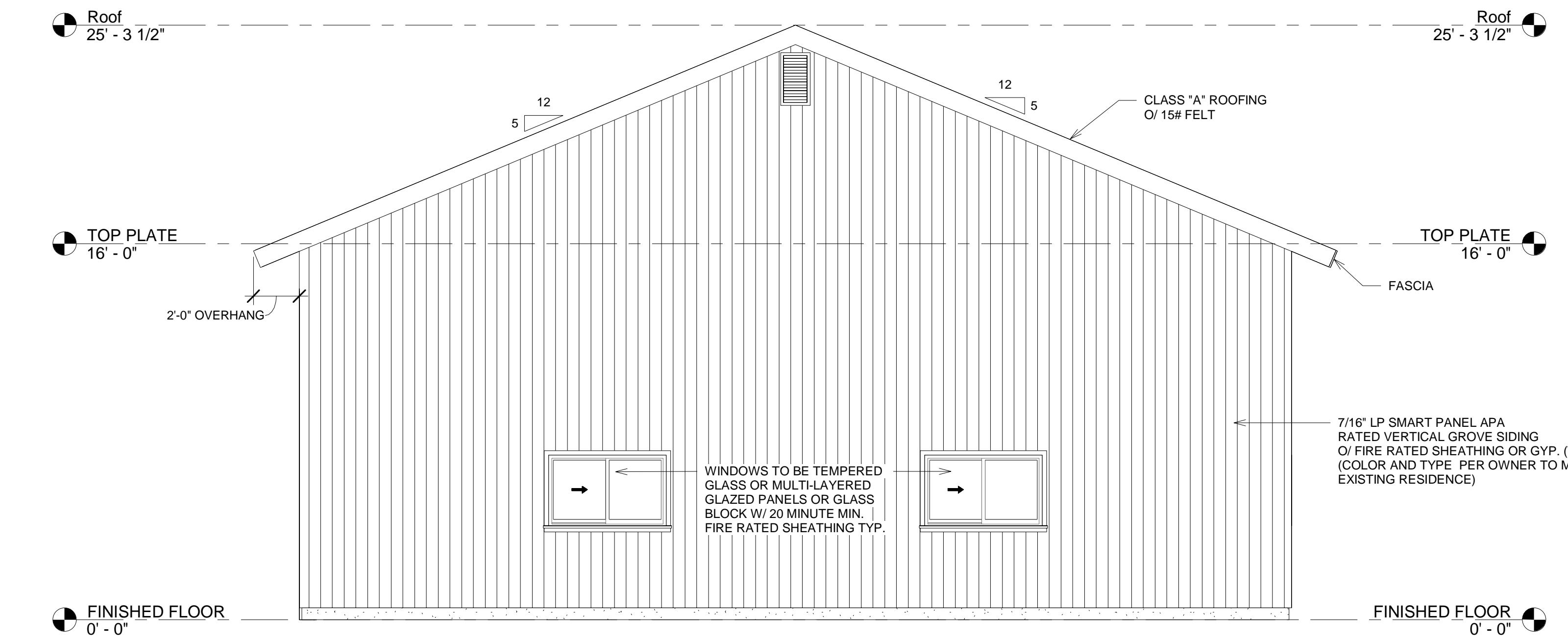
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A 1

ADMINISTRATIVE PERMIT

ELVERUM DETACHED GARAGE / SHOP
4000 HOBART RD, CARSON CITY, NEVADA
FLOOR PLAN

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners



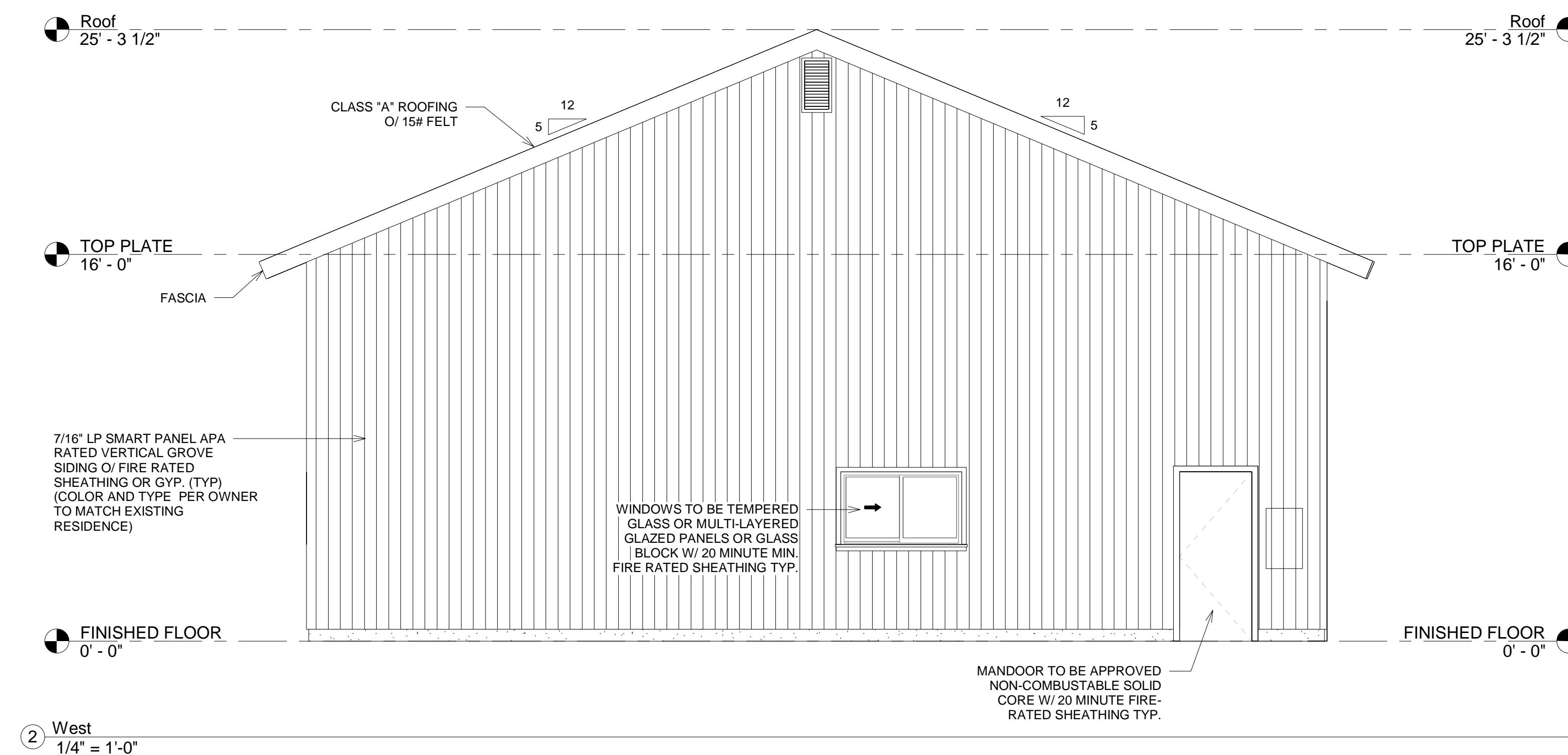
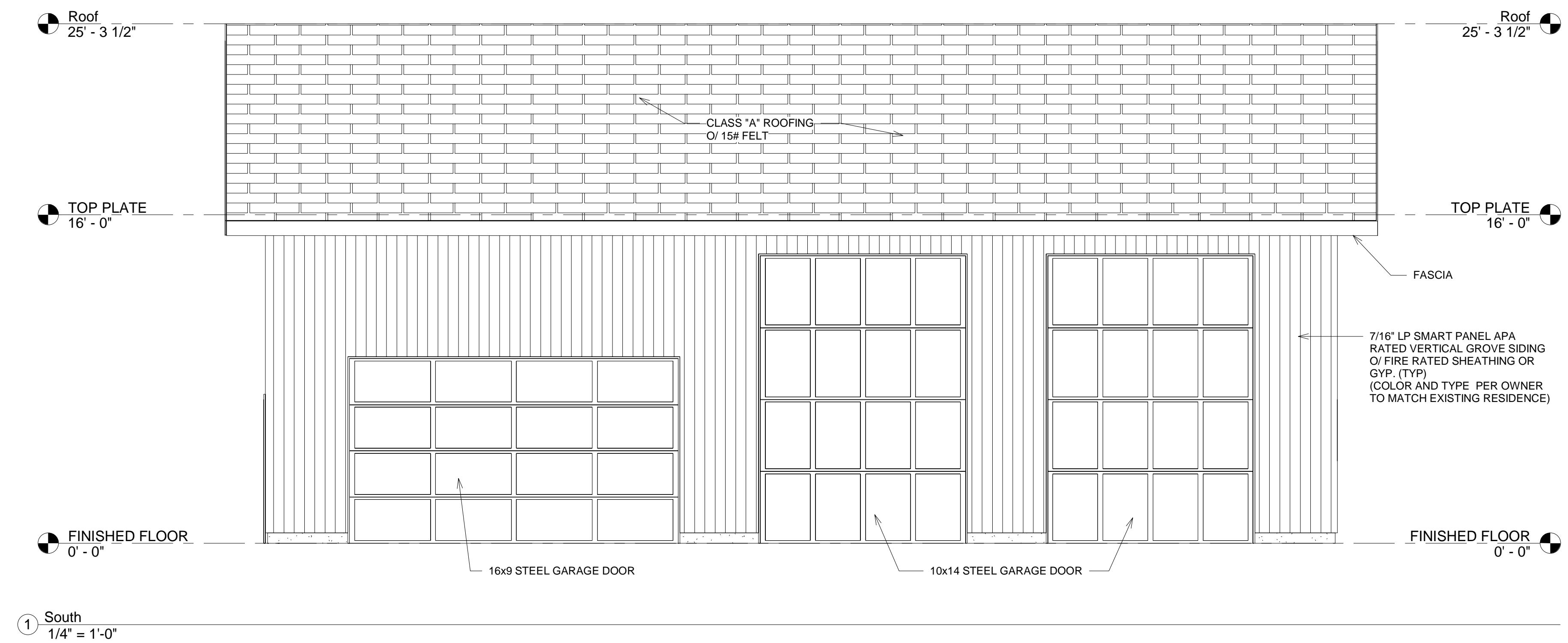
2 North
1/4" = 1'-0"

forth
1/4" = 1'-0

JM DETACHED GARAGE / SHOP BART RD, CARSON CITY, NEVADA ELEVATIONS

PROJ. MGR.:	Checker
PROJ. ASSOC.:	Designer
DRAWN BY:	Author
DATE:	07/09/02
SCALE:	1/4" = 1'-0"
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SUBMITTAL REVIEW



SUBMITTAL REVIEW
BY: _____ DATE: _____

A2.1
EVL_ccnv1



PROJ. MGR.: Checker
PROJ. ASSOC.: Designer
DRAWN BY: Author
DATE: 07/30/19
SCALE: 1/4" = 1'-0"

SHEET

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

ELVERUM DETACHED GARAGE / SHOP
4000 HOBART RD, CARSON CITY, NEVADA
ELEVATIONS

