

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2019

FILE NO: LU-2019-0072

AGENDA ITEM: E.3

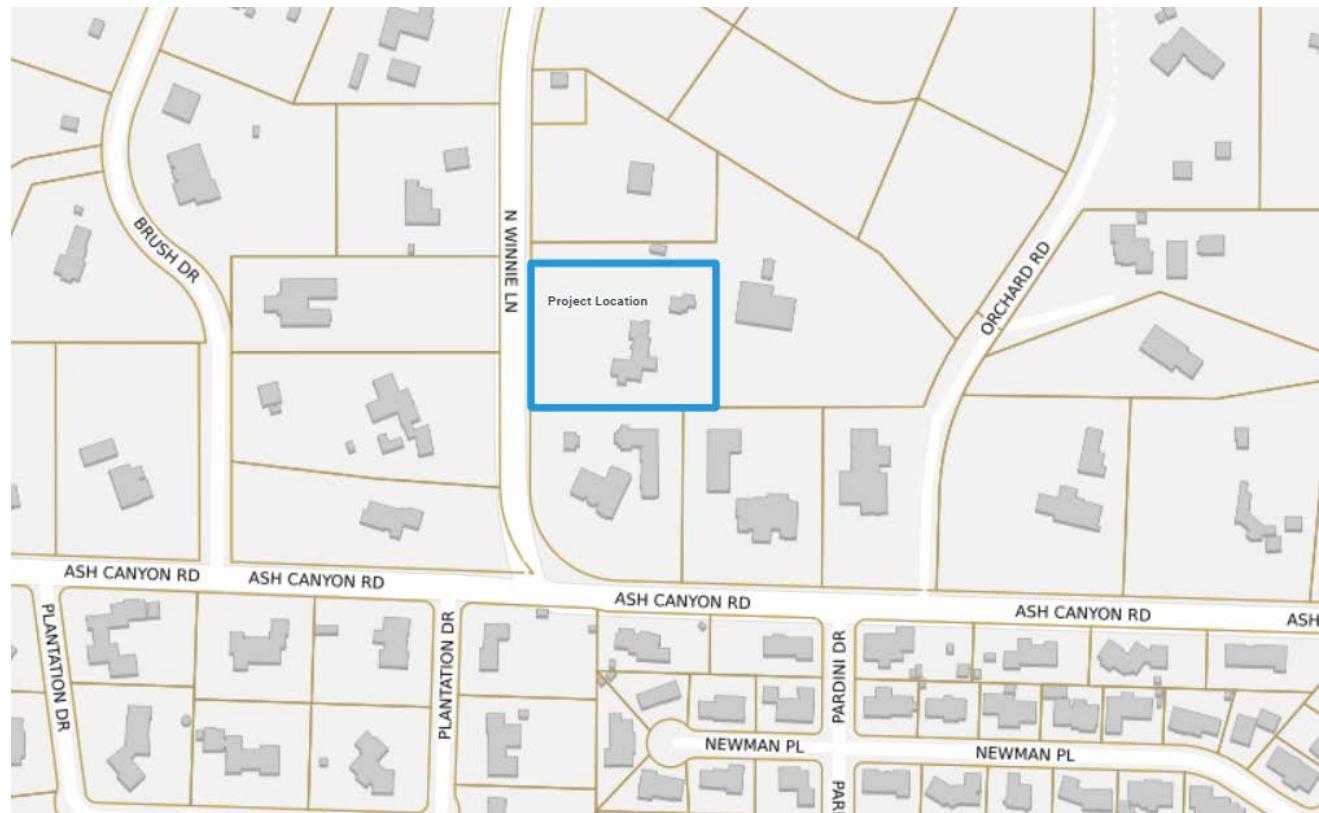
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached garage resulting in accessory structures exceeding 75% of the size of the primary structure and 5% of the lot area, and to allow a garage that includes a total of 8 parking bays which exceeds the maximum number of bays allowed without approval of a Special Use Permit, on property zoned Single Family 2 acre (SF2A), located at 1651 N. Winnie Lane, APN 007-572-34. (Heather Ferris, h ferris@carson.org).

STAFF SUMMARY: *The applicant is seeking to construct a garage building of approximately 6,438 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5% of the total lot area. Additionally, the proposed garage will have 8 parking bays, which exceeds the maximum number of bays allowed without approval of a Special Use Permit. Accessory structures that exceed these limitations may only be established upon approval of a Special Use Permit by the Planning Commission.*

PROPOSED MOTION: "I move to approve LU-2019-0072, based on the findings and subject to the 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 of 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 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:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. 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.
7. 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.
8. The driveway must be paved from the street to the new garage doors and must have a rural style driveway apron (Carson City Standard Detail C-5.2.5).
9. The applicant shall provide an engineer's report addressing the location of all on-site Individual Sewage Disposal Systems (ISDS) in order to demonstrate the garage, in its proposed location, will be able to meet both zoning setbacks as well as ISDS setbacks. In the event the garage does not meet the required setbacks, either the building or the ISDS will need to be relocated. If the building is relocated to a substantially different location than what is shown on the development plans approved with this application, a modification to the Special Use Permit will be required.

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

10. 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.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.050 (Single Family 2 Acre); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 2 acres (SF2A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 2 Acre/barn
EAST: Single Family 2 Acre/Single Family Residence in progress
SOUTH: Single Family 2 Acre/Single Family Residence
WEST: Single Family 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE POTENTIAL: Moderate (beyond 500 feet)
3. SLOPE/DRAINAGE: Generally flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.14 acres
2. PROPOSED STRUCTURE SIZE: 6,438 square feet
3. PROPOSED STRUCTURE HEIGHT: Approximately 20' (final design is not yet complete)
5. REQUIRED SETBACKS: 50 feet from front; 20 feet from side; 20 feet from street side; 30 feet from rear. As proposed, the structure will meet these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is proposing a 6,438 square foot accessory structure that will serve as a garage for storing and protecting vehicles owned by the resident of the property. The subject property already contains a single-family residence, approximately 3,825 square feet in size and an 850 square foot guest building. The site is surrounded by residential properties of similar size. Many properties in the area have one or more accessory structures. It is common on parcels which are in rural locations to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals.

A garage is a permitted accessory use in the Single Family 2 acre zoning district, however, per Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structure, an accessory building exceeding 75% of the size of the primary structure requires approval of a Special Use Permit. Considering the existing accessory structure and the proposed accessory structure, the total cumulative square footage would be 7,278 square feet or approximately 190% of the size of the primary residential structure (3,825 square feet).

CCMC 18.05.055 also requires a Special Use Permit if the cumulative square footage of accessory structures will exceed 5% of the parcel size on parcels 21,000 square feet or more in size. The parcel is 2.14 acres (93,218.4 square feet) in size. As noted above, the cumulative square footage of the existing and proposed accessory structures is 7,287 square feet or 7.8% of the parcel size.

In addition to the percentage requirements outlined above, CCMC 18.05.055 limits the number of parking bays for detached accessory structures to five (5) unless more are approved by Special Use Permit. The garage, as proposed will have a total of 8 bays. Six of the bays will be visible from the N. Winnie Lane and the remaining two bays will only be visible from the existing residence.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 600 feet of the subject site on November 25, 2019. As of the writing of this report, staff has received one written public comment (attached) in support of the proposed garage. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 17, 2019 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Department:

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

- The project must meet Carson City Development Standards and Standard Details including, but not limited to, the following:
 - The driveway must be paved from the street to the new garage doors and must have a rural style driveway apron.

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 project will have a negligible impact on local traffic.

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

The project will have no impact on the City sewer or water system, and will have a negligible impact on the City storm drain system.

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.

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 Department:

1. Project must comply with the 2018 IFC and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. Project requires fire sprinklers and a Knox box.
3. The closest fire hydrant must be within 600' of the most remote part of the building. Distance is measured by vehicle travel path, not as the crow flies. Due to no scalable plans, the Fire Department was unable determine if the project as proposed meets this condition.

Health Department:

There are no historical records of the location(s) of Individual Sewage Disposal Systems (ISDS) located on the property in department records. Documents submitted for this review show multiple ISDS's on the property and the proposed project being built on or near ISDS systems.

The proposed project would need to be built in accordance with ISDS setbacks provided for in Nevada Administrative Code (NAC) 444.792.

ISDS systems no longer in use must be properly abandoned.

FINDINGS: Staff's recommendation 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 primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences. A garage is considered an accessory use and is therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Large garages and other detached accessory structures are common in such areas.

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 garage will not be detrimental to the surrounding properties or the general neighborhood. The need for the Special Use Permit is triggered by the size of the garage and the number of parking bays, not the use itself. Detached garages and shops are common on larger, single family lots in rural areas. Immediately south of the subject property is another large detached garage with more than 5 bays and many of the other homes in the surrounding area also have large detached accessory structures. Staff is recommending conditions of approval that will require the exterior color of the building match the color of the primary structure. Additionally, any exterior lighting that may be added to the garage will require review and approval by the Planning Division during Building Permit review in order to verify the lighting is consistent with the Development Standards Division 1.3.5 which requires lights to be pointed downward, not upward or outward.

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

A garage is a permitted accessory use in the Single Family 2 acre zoning district. The construction of a garage for personal use by the resident will not result in an increase in vehicular or pedestrian traffic and will therefore have little or no detrimental effect on 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.

A garage is a permitted accessory use in the Single Family 2 acre zoning district. The construction of a garage for personal use by the resident will have no impact on existing public water or sewer services. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the natural drainage ways that serve the area. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (2018 IFC) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface 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.

As conditioned, the project meets the definition and specific standards set forth in this title for this particular use. The subject parcel is zoned Single Family 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as garages and workshops, are permitted accessory uses in the Single Family 2 Acre zoning district. Per Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structure, an accessory building exceeding 75% of the size of the primary structure requires approval of a Special Use Permit. Considering the existing and proposed accessory structures, the total cumulative square footage would be 7,278 or approximately 190% of the size of the primary residential structure (3,825 square feet). CCMC 18.05.055 also requires a Special Use Permit if the cumulative square footage of accessory structures will exceed 5% of the parcel size on parcels 21,000 square feet or more in size. The parcel is 2.14 acres (93,218.4 square feet) in size. As noted above, the cumulative square footage of the existing and proposed accessory structures is 7,278 square feet or 7.8% of the parcel size. In addition to these percentage requirements, CCMC 18.05.055 limits the number of parking bays for detached accessory structures to five (5) unless more are approved by Special Use Permit. The garage, as proposed will have a total of 8 bays. Six of the bays will be visible from the N. Winnie Lane and the remaining two bays will only be visible from the existing residence.

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

A garage is a permitted accessory use in the Single Family 2 acre zoning district. A Special Use Permit is only required if the square footage of the accessory structures exceeds 75% of the size of the primary structure, 5% of the parcel size, or proposes more than 5 parking bays. The larger size of the garage will not be detrimental to the public health, safety, convenience and welfare. The garage will also require a building permit which will require the structure to be built to current standards. The plot plan provided with the application does not clearly depict the location of the septic tank and leach field in comparison to the proposed garage, therefore, staff is recommending a condition requiring the applicant to provide an engineer's report addressing the location of all on-site Individual Sewage Disposal Systems (ISDS) in order to demonstrate the garage, in its proposed location, will be able to meet both zoning setbacks as well as ISDS setbacks. In the event the garage does not meet the required setbacks, either the building or the ISDS will need to be relocated. If the building is relocated to a substantially different location than what is shown on this application, a modification to the Special Use Permit will be required.

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

This review is based on the cumulative square footage of the accessory structures compared to the square footage of the primary structure (single family residence); the land coverage by the accessory structures when compared to the overall square footage of the parcel; and the number of parking bays. The project site is a larger, single family lot in a rural setting. Large garages and other detached accessory structures are common in such areas. There are several parcels in the area with similar large accessory detached structures. The larger size garage with 8 parking bays (6 of which are visible from the roadway) will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Public Correspondence- Weise Email dated 12/02/2019
Application (LU-2019-0072)

From: [Hope Sullivan](#)
To: [Heather Ferris](#)
Subject: FW: File # LU-2019-0072
Date: Monday, December 2, 2019 5:08:19 PM

fyi

-----Original Message-----

From: Bob Weise [<mailto:weisebob@gmail.com>]
Sent: Monday, December 02, 2019 3:49 PM
To: Hope Sullivan
Subject: File # LU-2019-0072

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Hope,

We plan on attending the public hearing on the above referenced case, but also wanted to share our comments with you and your staff prior to the public meeting.

Cathy and I are the adjacent property owners on both the East and North sides of the subject property located at 1651 North Winnie Lane, and we fully support the request for the detached garage. The only other adjacent property, to the south, already has ten garages, including a detached eight garage building. As I left my property for your office earlier today, I noticed the property across from my driveway has a three car garage and five cars parked in the yard - they certainly could use an eight car garage. The same is true for our neighbor on Orchard that has a three car garage and four vehicles parked outside.

In addition to the examples cited above, are a number of horse trailers, recreational trailers, and one commercial truck/tractor. They were here when we purchased and I'm not complaining, but I want to make the point that we applaud the Maguires for their willingness to garage their vehicles in an attractive building rather than leaving them strewn around their yard as mentioned above.

Thank you for your consideration of our position and we hope your staff will support this application. Best regards, Cathy and Bob Weise

PS - Please call me Bob

RECEIVED

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

FOR OFFICE USE ONLY:

NOV 13 2019

CCMC 18.02.080

CARSON CITY
PLANNING DIVISION**SPECIAL USE PERMIT****FILE # LU-2019-0072**

APPLICANT **PHONE #**
 Melissa Maguire Et Al 775-691-8775

MAILING ADDRESS, CITY, STATE, ZIP
 1651 N Winnie Lane

EMAIL ADDRESS
 msmith@amsmiththelectric.com

PROPERTY OWNER **PHONE #**
 Same

MAILING ADDRESS, CITY, STATE, ZIP
 Same

EMAIL ADDRESS
 Same

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

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: Refer to the 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**

007-572-34 1651 N Winnie Lane, Carson City, NV 89703

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Rural residential	SF2A	Ash Canyon/ N Winnie

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

We are requesting to build a detached garage for our vehicles to protect them from view.

PROPERTY OWNER'S AFFIDAVIT

I, Melissa Maguire, 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.

Melissa Maguire
 Signature

1651 N Winnie Lane, Carson City, NV 89703

Address

10/18/19

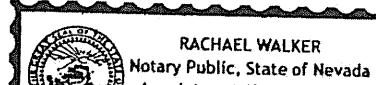
Date

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

STATE OF NEVADA
 COUNTY }

On 10-18-19, 2019, Melissa Maguire, 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.

Rachael Walker
 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.

Cover sheet for Parcel 007-572-34

Regarding SUP request to add a detached garage, no garage presently on the property

To Whom it may concern,

The below narrative is a brief overview of our proposed garage and why.

It is our wish to construct a 6,438 square foot garage to house our vehicles and trailers. It will be utilized to store and protect our cars, trucks, UTV's, and trailers under cover and out of sight from the street. It will also be used to house standard property maintenance items such as leaf blowers, shovels, and rakes.

There is no garage or storage currently on the property.

The proposed garage will have a total of 8 openings of which 6 are visible from the road. Code section 18.05.055-10. States that only 5 bays within an accessory structure are allowed unless a Special Use Permit is issued. 8 openings allow us to fully utilize the space for our everyday vehicles by pulling through instead of requiring that we shuffle vehicles around depending on which we use.

Our current residence is approximately 3,825 square feet. Code section 18.05.055 -7. States that accessory structures are limited to 50% of the residence size unless a Special Use Permit is issued. Standard garages designed to this standard are generally very tight and although a garage may be called a two-car garage only allows for one small car to utilize the space.

Our parcel is 2.14 acres or 93,218.4 square feet. Code section 18.05.055-8. States that accessory structures are limited to 5% of the parcel size unless a Special Use Permit is issued. 5% of the parcel size is 4,661 square feet. This parcel is within the rural residential area with all custom homes varying in age and as such, a majority of the houses have garages similar to or larger than our proposed garage.

Parcel 007-572-34

Melissa Maguire Et Al

1651 N Winnie Lane

Carson City, NV 89703

775-691-8775

Re: SUP request to add a detached garage.

Applicant, property owner, and agent are all the same

In regards to the request of a Special Use Permit for this property there are no project impact reports as the use is not changing. This property (The Bliss Ranch) was and still is enjoyed by Carson City residents as a staple of the West side area. The house has parts that are over 100 years old and we are dedicated to maintaining the integrity of the area. The rural residential SF2A zoning of the property will be maintained.

Findings of fact for the above referenced property:

1. Will be consistent with the objectives of the Master Plan elements:
 - a. The property is within a low-density residential area as described by the Carson City Master Plan document and will remain as such. We are requesting to add a detached garage to allow for our vehicles to be parked in a covered area as the property does not currently have a garage of any kind.
 - b. As is typical for residential areas most residences have a garage. We would like the ability to do the same.
2. Will not be detrimental to the use of the surrounding properties:
 - a. The property is surrounded on the North, East, and South by low density residential homes large in scale and to the West by a County road. Our home is facing the back yards and garage areas of these houses. The proposed garage will be built in the period style to match the surrounding buildings currently on the parcel and associated house.
 - b. In adding a garage this property will fall right in line with the surrounding properties that already have garages both attached and detached. In addition to this the placement of the garage does not conflict with anyone's view or road access and will not create any additional disturbances or noise.
 - c. The exterior lighting will be directed inward towards our existing house and along the road side will be decorative both for safety and security. The wattage will be approximately equivalent to 60 watts and mounted at or around 10' high with shielding to maintain the dark sky requirements.
 - d. The current landscape is natural with sagebrush and rabbit brush that should be cleared and with this project will be. The placement of the proposed garage is to allow the existing extremely old, large trees to remain as they are quite stunning in Spring and Fall and as with the house have been around for quite some time.
3. Will have little or no detrimental effect on traffic:

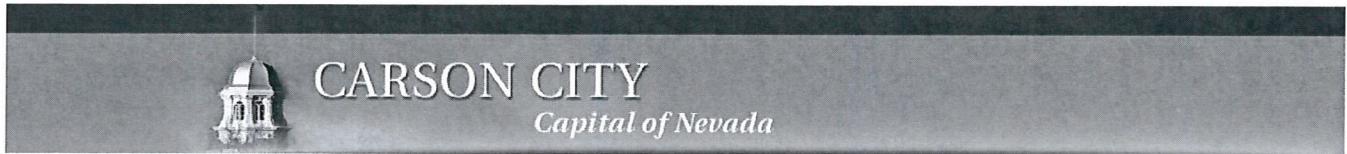
- a. This project does not affect traffic or pedestrians in any way.
- 4. Will not overburden existing public services and facilities:
 - a. This project will not affect the school system in any way.
 - b. This project does not affect the police or fire system. It should be noted that we have a fire hydrant directly on our property for fire department use.
 - c. This project does not affect the water or sewer system.
 - d. This project does not affect the roads and no changes or upgrades are needed to accommodate the proposed garage.
- 5. Meets the definition and specific standards set forth in the Carson City Municipal Code
 - a. This project is set on a 2.14 AC parcel and will maintain the 50' set back from the front of the property as set forth in section 18.01.190 for SF2A zoning and will maintain or exceed the 20' setbacks from the sides of the property.
- 6. Will not be detrimental to the public health, safety, convenience, and welfare:
 - a. This project does not affect the public as it is to serve our residence only.
- 7. Will not result in the material damage or prejudice to other property in the vicinity:
 - a. This project does not affect or cause damage to the properties in the vicinity.
 - b. The addition of this garage will in fact increase the aesthetic nature of the property as our vehicles will be stored out of sight and allow the residents of the community to view the property in its prior glory.

In closing we thank you for your time in considering this request. With your approval it will allow us to continue improving the site and making steps to better the area. As with all aging things the house has come with its own set of unique issues, such as the fact that it does not have any garage or outdoor storage of any kind currently. As such our vehicles, toys, and large items are forced to stay outside in plain view of the road and passersby and are subjected to our harsh Northern Nevada weather at times. It would be a great benefit us for the protection of our vehicles as well as to the neighborhood and the community in protecting their view of the landscape.

I certify that the foregoing 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 the approval of this application does not exempt me from all City code requirements.

Melissa Maguire 10/18/19
Melissa Maguire

Proof of Payment - prop tax



[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 007-572-34

Property Location: 1651 N WINNIE LN
Billed to: MAGUIRE, MELISSA MARIE & ET AL
1651 N WINNIE LN
CARSON CITY, NV 89703-0000

Tax Year: 2019-20
Roll #: 010932
District: 2.4
Tax Service:
Land Use Code: 310

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year

08/19/19	613.12		613.12	613.12	.00
10/07/19	610.00		610.00	610.00	.00
01/06/20	610.00		610.00	610.00	.00
03/02/20	610.00		610.00	610.00	.00
Totals:	2,443.12	.00	2,443.12	2,443.12	

[Payment Cart](#)

[History](#)

Additional Information

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	3.0	4.2	2.6	.2	3.2
Abatement Amount	1,919.63	1,074.51	1,215.32	1,238.15	861.12

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: 1651 N Winnie Lane Garage addition request

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 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)?

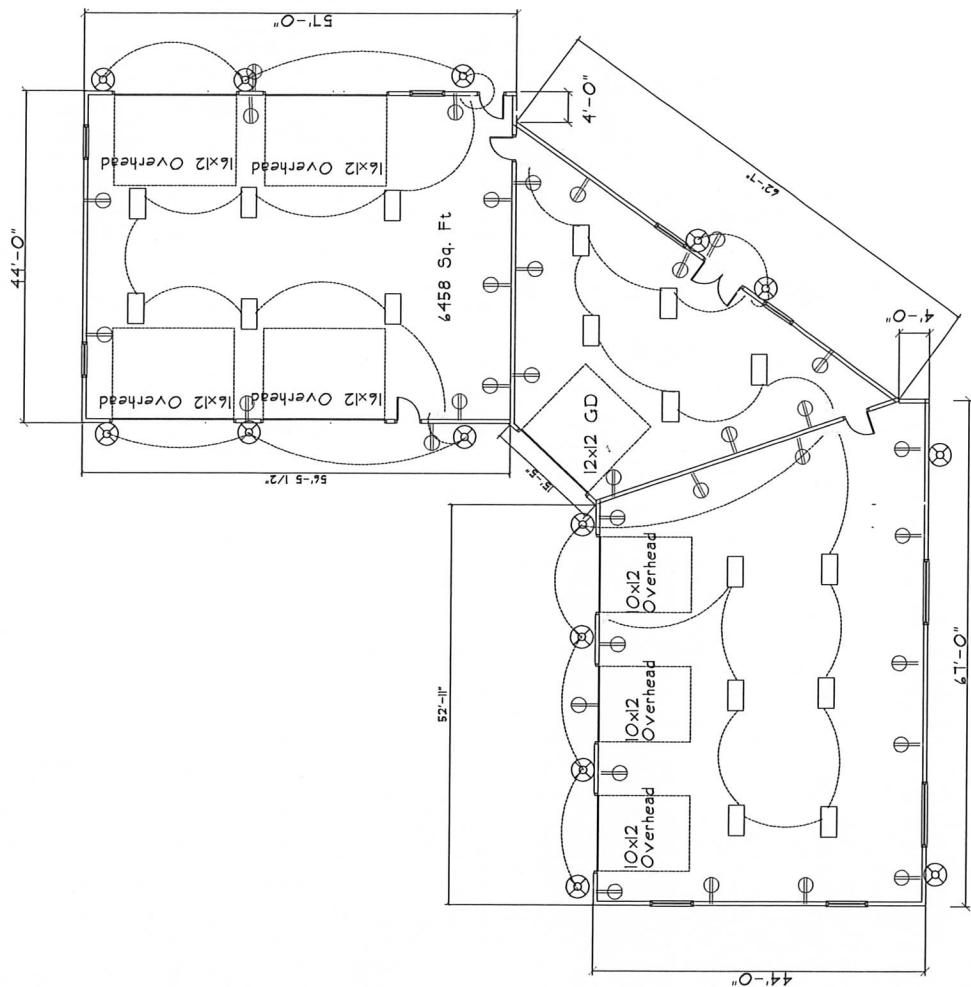
DEJA VU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
NV. LIC 25869

Smith/McGuire Garage
1651 N. Union Lane NV. 89103
Carson City NV. 89103

DRAWN BY:	SH
CHECKED BY:	
APPROVAL BY:	
REVISION NUMBER:	
REVISION DATE:	9/21/2011

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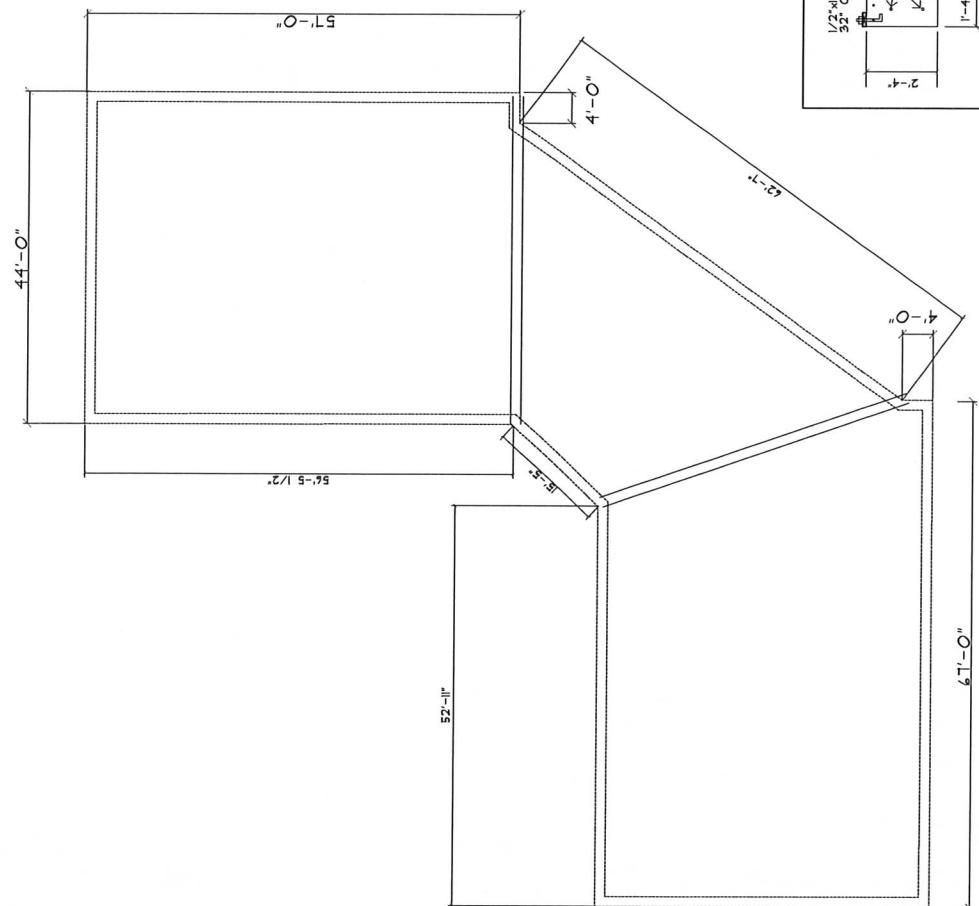
Electrical



DE'JAVU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
NV. LIC 25869

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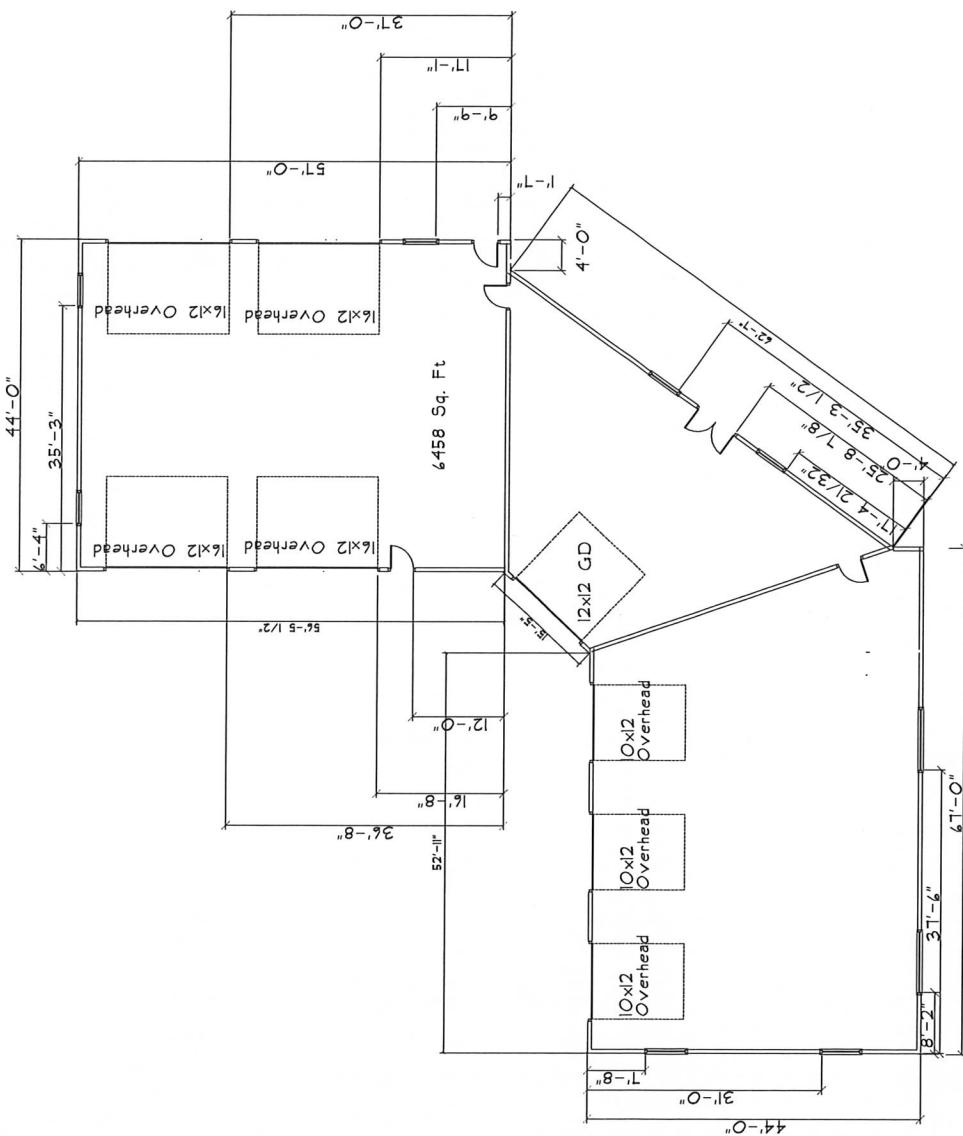


DEJA VU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
N.V. LIC 25869

Smith/McGuire Garage
1651 N. Union Lane
Carson City NV. 89703

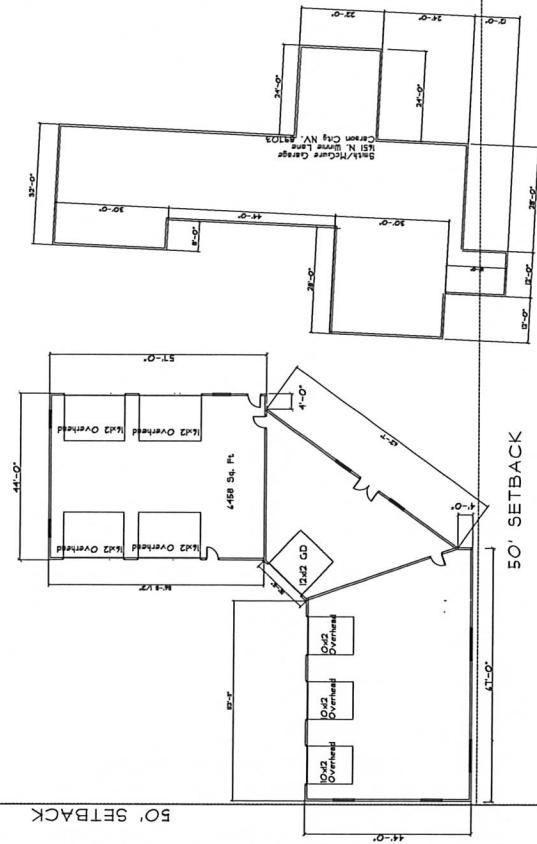
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Smith/McGuire		1651 N. Winnie Ln	Carson City NV	89703	DRAWN BY:	CHECKED BY:	APPROVAL BY:	REVISION NUMBER:	REVISION DATE:	PAGE	Parcel Map
DE, J.A./VU		P.O. BOX 958	CARSON CITY NV	NV. LIC 25869							

N 0.43° 24.6" E 288.37'd



1/16" = 1 Ft.

N 89° 16' 35" W 348.11'

50. SETBACK

N 00,0171, u288.44, R9

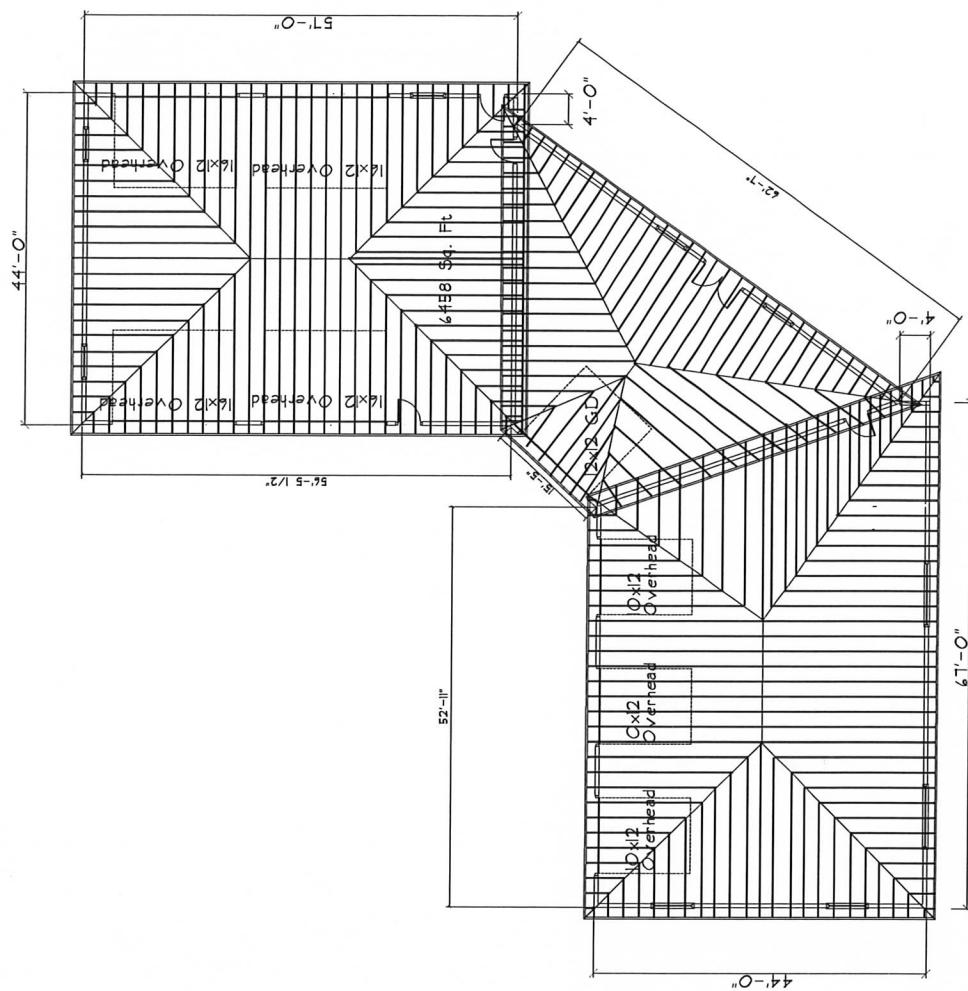
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CARSON CITY NEVADA
N.V. LIC 25869

Smith/McGuire Garage
1651 N. Winona Lane
Carson City NV. 89703

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REVISION NUMBER:	
REVISION DATE:	1/27/2011

PAGE

Roof Plan



Smith/McGuire Shop

165 N. Winnie Lane

Carson City NV. 89703

Structural Engineer:

Garage/Shop 6438 Sq. Ft
Adopted Codes:
 2012 NNA, IBC, IJPC, UMC
 2012 Northern Nevada Amendments
 2011 NEC
 2012 IECC
 2009 ICC/ANSI, A117.1
 2018 IFC and Northern Nevada Fire Amendments
 2018 International Wildland Urban Interface Northern Nevada
 2018 International Wildland Urban Interface Northern Nevada
Amendments
Wind Loads:
Sediment Criteria:
Snow Load:
 130 MPH ULT Wind Speed
 $S_s = 2.377$
 $S_i = 0.905$
 80 psf

Plans Designed & Drawn By: Sam Herceg, De'Ja Vu Construction
 P.O. Box 958
 Carson City NV. 89702

Sam Herceg _____
 License Classification: B
 License# 25869

Index

Parcel Layout
 Garage Floor Plan
 Foundation Plan
 Roof Plan
 Electrical Plan
 Rendering 1
 Rendering 2
 Rendering 3
 Rendering 4
 Rendering 5

Smith/McGuire	165 N. Winnie	Carson City NV	89703
P.O. BOX 958			
DE'JA VU CONSTRUCTION			
CARSON CITY NEVADA			
NV. LIC 25869			

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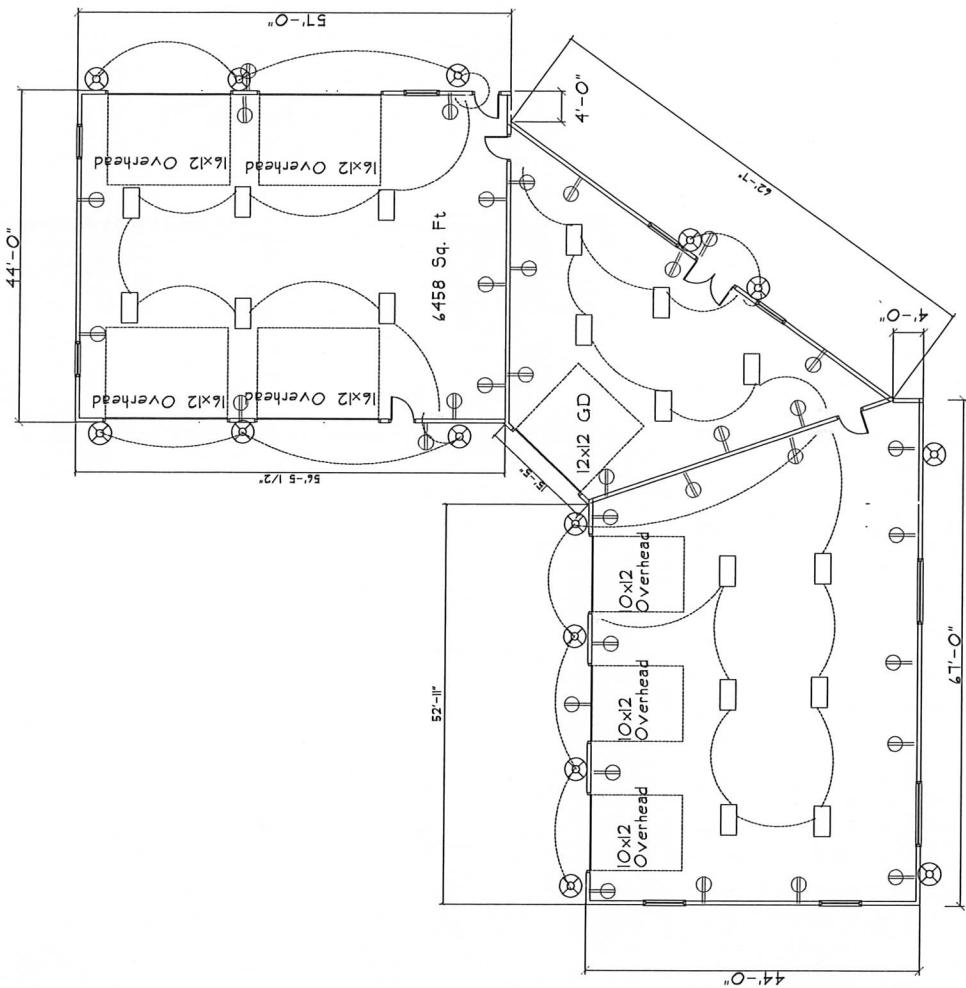
DE JAVU CONSTRUCTION
P.O. BOX 958
CARSON CITY NEVADA
NV. LIC 25869

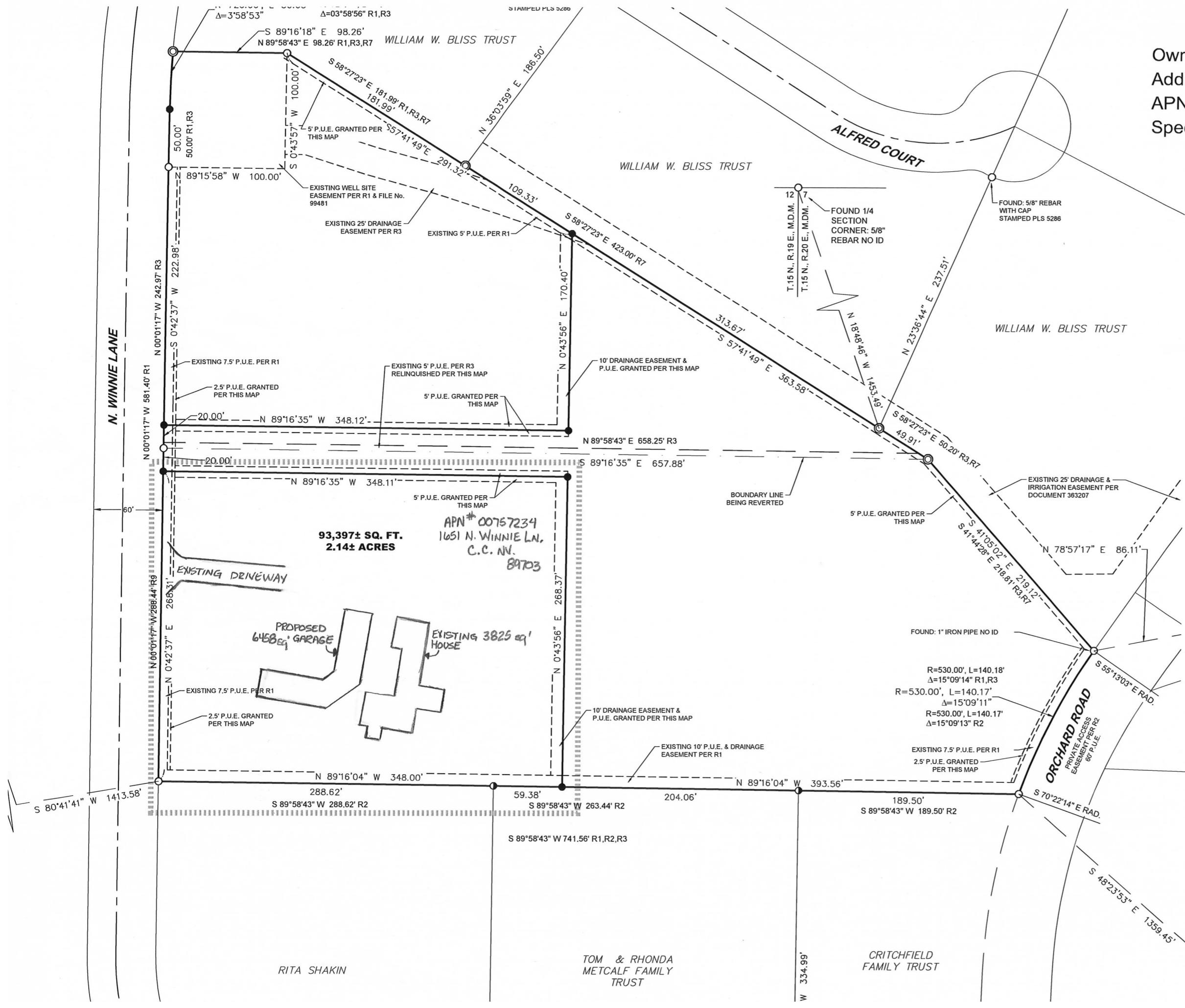
Smith/McGraw Garage
1651 N. Union Lane, Carson City, NV 89703

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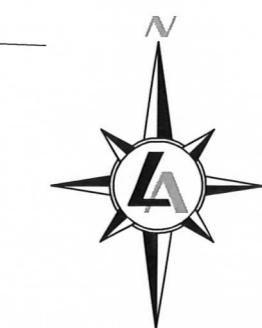
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Electrical





Owners: Melissa Maguire Et Al
Address: 1651 N Winnie Lane, Carson City, NV 89703
APN: 007-572-34
Special Use Permit application for a garage



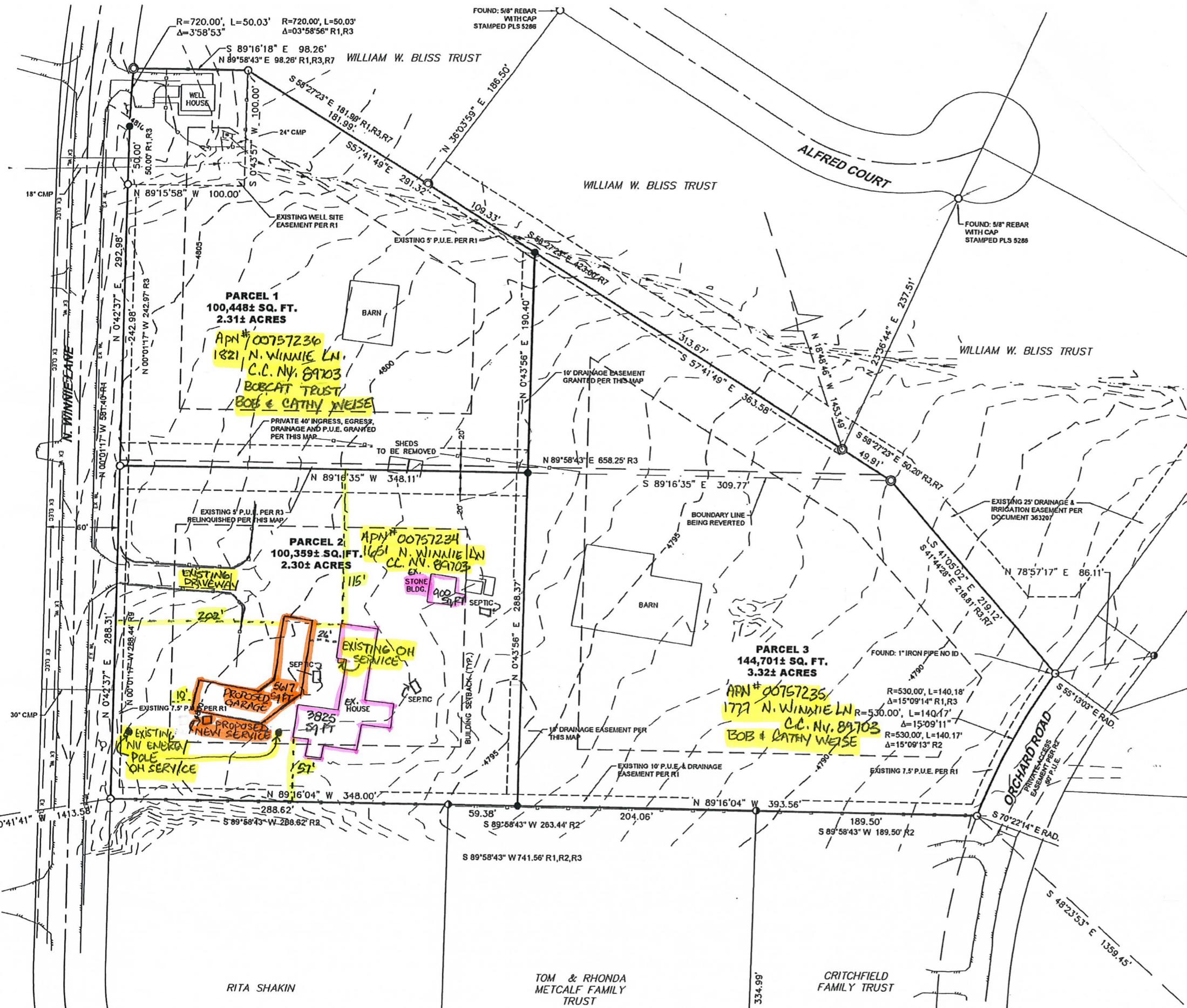
A horizontal scale bar diagram. It features five segments: a black segment on the left labeled '50'', a white segment labeled '25'', a black segment labeled '0', another black segment labeled '50'', and a white segment on the right labeled '100''. Below the scale bar is the text 'SCALE: 1"= 50'.

RITA SHAKIN

TOM & RHO
METCALF FAM
TRUST

*CRITIC
FAMILY*

cc



MELISSA MAGUIRE E.T. AL (775) 891-8775
1651 N. WINNIE LN. CARSON CITY, NV. 89703
APN# 00757234
RESIDENCE GARAGE - SPECIAL USE PERMIT



A scale bar consisting of a horizontal line with tick marks and numerical labels. The labels are 50', 25', 0, 50', and 100' positioned above the line. The line is divided into segments by these tick marks, with the 0 point centered between the 25' and 50' marks on either side. The 50' marks are on the far left and right, the 25' marks are to the left and right of the center, and the 0 is in the middle.