

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF FEBRUARY 26, 2020

FILE NO: ADM-19-140

AGENDA ITEM: D-1

STAFF AUTHOR: Heather Ferris, Associate 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.

STAFF SUMMARY: The applicant is requesting to construct a 2,184 square foot detached garage/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 overall height of the building 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. This project includes the necessity to cross and construct over a very high pressure water transmission main and easement, which are owned and operated by Nevada State Public Works, Buildings & Grounds, Marlette Hobart Water System. This transmission main is the single water source to Virginia City. This transmission main and the associated easement are not owned by and are not regulated, operated or controlled by Carson City. The full design and construction methods must be approved, in writing, by the director of the Nevada State Public Works, who is also responsible for Buildings & Grounds and the Marlette Hobart Water System. Any alterations to the construction documents must also be approved in writing by the Nevada State Public Works. The full design and construction methods will include the design of any vehicle crossings, permanent structures built on top of the transmission main, separation from domestic sewer and water, construction methods for crossing the main with vehicles, compaction methods, etc. This approval, from the Nevada State Public Works, must be submitted to Carson City prior to a building permit being issued.
10. All vehicle crossings over the transmission main shall be designed to accommodate all construction equipment to be utilized on the project. All equipment and vehicular access shall cross the main at the approved and constructed crossing.
11. The easement must be adjusted to the correct location prior to a building permit being issued. The setback along the northern property boundary shall be adjusted in accordance with the relocation of the easement. For example, if the easement is relocated such that the building can be setback an additional 10 feet from the northern property line, the setback must be 40 feet instead of 30 feet.
12. The construction plans must include a warning, in large font, about the care that must be taken

in working adjacent to the water main, including any necessary precautions that must be taken during excavation, compaction, and while vehicle crossings are being constructed.

13. The contractor must schedule a pre-construction meeting with the Marlette Lake Water System.
14. The sewer and water laterals must meet NDEP main to lateral minimum spacing requirements.
15. The project must meet all City standards including minimum slope away from the foundation.

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

16. 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.
17. 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.
18. 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/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 2Acre /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 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. STRUCTURE HEIGHT: Allowed per CCMC 18.04.190: 32 feet; Proposed: Overall height will not exceed 25 feet 6 inches with 5/12 roof height construction

4. PARKING: Parking for a single family residence is required at a ratio of 2 spaces per unit. This proposal includes additional storage and parking in the new structure

5. SETBACKS:

Required per CCMC 18.04.190

Front: 50 feet; Side: 20 feet; Street Side: 20 feet; Rear: 30 feet

Proposed per 9/9/2019 submittal

Front: 285 feet; Side: 131.3 feet (west) & 68.4 feet (east); Rear: 30 feet

7. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION AND BACKGROUND:

A garage is a permitted accessory use in the Single Family 2 acre zoning district; however, per Carson City Municipal Code (CCMC) 18.05.055, an accessory structure exceeding 50%, but less than 75%, of the size of the primary structure requires approval of an Administrative Permit.

The applicant is proposing the construction of a 2,184 square foot detached garage/shop which is approximately 73% of the size of the single family residence (including the attached garage). The subject property already contains a single-family residence approximately 2,217 square feet in size with an attached 725 square foot garage (2,997 square feet in total). The orientation of the proposed garage would be 52 feet in width (east to west) and 42 feet in depth (north to south). The front elevation includes three steel garage doors on the south. Vehicular access to the new structure is proposed from the south via an extension of the existing driveway.

The property is located in the Lakeview Knolls No. 1 Subdivision. The surrounding properties are also zoned Single Family 2 acres with residential uses. Larger accessory structures (e.g., guest buildings, barns, garages, etc.) are common on parcels of this size, throughout the City. The property has been developed similar to other properties in the area. The parcels located within Lakeview Knolls No. 1 have a 20 foot water line easement running through the rear of their properties. The water line serves as part of the State Public Works, Buildings & Grounds, Marlette Hobart Water System which is the single water source to Virginia City. The proposed detached garage is located on the north side of this easement.

This matter was originally heard by the Administrative Hearing Examiner at the September 25, 2019 meeting. During the meeting area residents, including a member of the Property Owners Association Architectural Control Committee, indicated concerns with the size of the building; the setback of 30 feet as allowed per CCMC versus the 60 foot setback required in the CC&Rs; and the location of the existing water line in relation to the proposed structure. The Administrative Hearings Officer continued this matter until such time as the applicant provided the plans to the Lakeview Knolls Architectural Control Committee for review and consideration; and the applicant submitted a site plan to the City showing the location of the waterline in relation to the proposed accessory structure.

On January 27, 2020 the applicant provided additional information regarding the location of the water line as well as their submittals to the Architectural Control Committee.

Water Line: The applicant has worked with the staff from the Marlette Hobart Water System to verify the location of the water line. Staff from the Water Company have visited the site several times to located the water line and have determined the location to be just south of the 20 foot easement. The applicant has indicated that the Water Company is currently working to relocate

the easement so that the water line is within the water easement. If it is determined that the easement is closer to the primary residence, the applicant has offered to relocate the accessory structure accordingly so that there will be a greater rear setback. A review of the plans indicates the detached garage could be moved as much as 10 feet south of its current location assuming the waterline easement is relocated with the existing waterline in the center of the easement. This could result in the detached garage being setback 40 feet from the rear property line.

Property Owners Association (POA) Architectural Control Committee: The Lakeview Knolls No. 1 CC&Rs require the Committee's approval prior to any construction activity beginning. The Committee's approval or disapproval is required to be in writing within 30 days of the submittal of the plans. If approval or denial is not received within 30 days of submittal, "approval will not be required and the related covenants shall be deemed to have been full complied with."

The applicant submitted the plans to the Committee for review on November 14, 2019. Color and materials samples were provided by the applicant on November 15, 2019. Based on December 23, 2019 email correspondence between the applicant and members of the POA, the plans were neither approved nor denied, but the POA felt it best to continue discussions at the next Administrative Permit Hearing. A written decision regarding the submittal has not been issued by the Committee.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 33 adjacent property owners within 600 feet of the subject site on February 7, 2020. As of the writing of this report, no new written comments have been received. However, during the September 25, 2019 hearing, three Lakeview Knolls residents expressed concerns with the size and location of the accessory structure, and one resident spoke in favor of the accessory structure. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on February 26, 2020, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

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

- This project includes the necessity to cross and construct over a very high pressure water transmission main and easement, which are owned and operated by Nevada State Public Works, Buildings & Grounds, Marlette Hobart Water System. This transmission main is the single water source to Virginia City. This transmission main and the associated easement are not owned by and are not regulated, operated or controlled by Carson City. The full design and construction methods must be approved, in writing, by the director of the Nevada State Public Works, who is also responsible for Buildings & Grounds and the Marlette Hobart Water System. Any alterations to the construction documents must also be approved in writing by the Nevada State Public Works. The full design and construction methods will include the design of any vehicle crossings, permanent structures built on top of the transmission main, separation from domestic sewer and water, construction methods for crossing the main with vehicles, compaction methods, etc. This approval, from the Nevada State Public Works, must be submitted to Carson City prior to a building permit being issued.
- All vehicle crossings over the transmission main shall be designed to accommodate all construction equipment to be utilized on the project. All equipment and vehicular access shall cross the main at the approved and constructed crossing.

- The easement must be adjusted to the correct location prior to a building permit being issued.
- The construction plans must include a warning, in large font, about the care that must be taken in working adjacent to the water main, including any necessary precautions that must be taken during excavation, compaction, and while vehicle crossings are being constructed.
- The contractor must schedule a pre-construction meeting with the Marlette Hobart Water System.
- The sewer and water laterals must meet NDEP main to lateral minimum spacing requirements.
- The project must meet all City standards including minimum slope away from the foundation.

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 conditions of approval are 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:

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 require a turn around. The driveway to the proposed building is over 150 feet and requires a turnaround per IFC Appendix D. The existing garage pad will be allowed to be used for the turnaround.

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 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 primary use of the Low Density Residential master plan designation is neighborhoods which 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 area.

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 use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is triggered by the size of the garage, not the use itself. Detached garages and shops are common on larger single family lots in rural areas. There are several large detached accessory structures located throughout the various Lakeview subdivisions, including Lakeview Knolls No. 1. Staff is recommending conditions of approval that will require the exterior color of the building to match the color of the primary structure; require all exterior lighting to be residential in nature and reviewed by the Planning Division prior to installation (lights to be pointed downward, not upward or outward); and install landscape screening along the rear of the structure in order to mitigate any impacts to the view from the neighbor to the north.

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 site utilizes City water and an individual sewage disposal system. One bathroom is proposed within the structure. Review of the sewage disposal system will be part of the building permit process to verify that the location and size of the system is adequate to serve the proposed additional bathroom. 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 (IFC 2018) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Amendments as adopted by Carson City.

The subject parcel has a 20 foot water line easement running through the rear of their properties. The water line serves as part of the Marlette Hobart Water System which is the only source of water for Virginia City. The proposed detached garage is located on the north side of this easement. The applicant has worked with staff from the Marlette Hobart Water System Operations Office in order to determine the location of the pipe on the subject property. The pipe has been located just south of the existing easement approximately 40 feet from the proposed accessory structure. In order to mitigate any potential impacts to the existing water line, staff is recommending a condition of approval requiring the full design and construction methods to be approved, in writing, by the director of the Nevada State Public Works, prior to issuance of the building permit.

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.

CCMC 18.02.025 (1) essentially directs that if a private covenant or other restriction is less restrictive than CCMC, the CCMC does not supersede. Therefore, when considering approval of an application on a property that is subject to more restrictive CC&Rs, as is the case with this application, the City should not approve the application if it does not meet the more restrictive CC&Rs without the applicant first obtaining approval from the Homeowners Association or similar entity. In this case, the applicant has sought approval from the Property Owners Association Architectural Control Committee. The applicant submitted all materials to the Committee by November 15, 2019. To date, the Committee has not approved or denied the submittal. The CC&Rs require approval or denial to be provided, in writing, to the applicant within 30 days of the submittal or the standards of the CC&Rs are deemed to have been complied with. Since 30 days has passed and there has been no approval or denial on the part of the Committee, the City's standards now apply.

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. 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 structure, such as garages and workshops, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, an accessory structure exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 2,184 square foot building is 73% of the size of the primary residence. The primary residence is a single story of 2,997 square feet. The proposed garage will be placed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district.

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. An Administrative Permit is only required if the square footage of the accessory structure is in excess of 50%, but less than 75% of the size of the primary structure. The larger size of the garage will not be detrimental to

the public health, safety, convenience and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the garage which will ensure the structure will be built to current standards. Review of the sewage disposal system will be part of the building permit process to verify the location and size of the system is adequate to serve the proposed additional bathroom. Additionally, in order to mitigate any potential impacts to the existing water line, staff is recommending a condition of approval requiring the full design and construction methods to be approved, in writing, by the director of the Nevada State Public Works, prior to issuance of the building permit.

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

As noted in finding 5 above, the Property Owners Association Architectural Control Committee has been provided the opportunity to review the application and issue an approval or denial. To date, the Committee has neither approved nor denied the submittal. Since 30 days has passed since the applicant provided the materials to the Committee, the City's standards now apply.

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. 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 structure, such as garages and workshops, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, an accessory structure exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 2,184 square foot building is 73% of the size of the primary residence. The primary residence is a single story of 2,997 square feet. The proposed garage will be placed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. Staff is recommending conditions of approval that will require the exterior color of the building match the color of the primary structure; require all exterior lighting to be residential in nature and reviewed by the Planning Division prior to installation (lights to be pointed downward, not upward or outward); and install landscape screening along the rear of the structure in order to mitigate any impacts to the view from the neighbor to the north.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Parcels with similar zoning in this vicinity may also have large accessory structures, including, but not limited to, garages, recreational vehicle garages, storage areas, barns, and guest buildings. There are several large detached accessory structures located throughout the various Lakeview subdivisions, including Lakeview Knolls No. 1. If the aggregate of 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

Additional application information 1/27/2020
Application (ADM-19-140)

January 27, 2020
(Rev. Feb. 11, 2020)

Ms. Heather Ferris
Associate Planner
108 East Proctor Street
Carson City, NV 89701

**RE: ADM-19-140; John and Kelli Elverum Residence, 4000 Hobart Road; Administrative Permit
(APN 007-151-19)**

Dear Ms. Ferris,

On behalf of John and Kelli Elverum, Manhard Consulting is providing additional information for the Administrative Permit application (ADM-19-140) for the property located at 4000 Hobart Road, to allow for an accessory structure that is greater than 50%, but not more than 75%, of the primary structure (CCMC Section 18.02.110 Administrative Permits).

The parcel is located within the Lakeview Knolls subdivision, approximately one-half mile west of Interstate 580. The parcel has a Low Density Residential (LDR) Master Plan designation and is zoned Single-Family - 2 Acre (SF2A). There is an existing 2,997 sq. ft. primary single family residence on the parcel.

The proposed accessory structure is a 2,184 sq. ft. detached garage/shop building, which is approximately 73% of the size of the primary structure (2,997 sq. ft.). In accordance with CCMC 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 structure is proposed to be a wood framed and sided structure, for the purpose of storing private recreational vehicles and a private shop, together with a convenience restroom (water closet and sink). The building is proposed to be constructed on the northeast portion of the parcel due to the location and shallow depth of a 100 year old water line and accompanying easement. The water line supplies water to Virginia City. The proposed structure must be located on the north side of the easement to avoid any disturbance to the water line.

Project Background

An Administrative Hearing was held on September 25, 2019. The item was continued by the Hearing Officer, with a request for the following information:

- Work with the Property Owners Association (Lakeview Knolls)
- Review the POA CC&Rs/setbacks
- Provide additional information on the water line location and water easement

Carson City SF2A Development Standards

	Carson City Requirement	Proposed
Minimum Parcel Area	2 acre	N/A (doesn't impact parcel area)
Maximum Density	1 per 2 acre parcel	N/A (doesn't impact density)
Minimum Lot Width	200 ft.	N/A (doesn't impact lot width)
Maximum Lot Depth	N/A	N/A (doesn't impact lot depth)
Maximum Height	32 ft.	25.25 ft.
Minimum Front Setback	50 ft.	150 ft. (to existing primary structure)
Minimum Side Setback	20 ft.	68.4 ft., on closest side
Minimum Street Side Setback	20 ft.	N/A
Minimum Rear Setback	30 ft.	30 ft. *Please see additional discussion below regarding POA setback.

The proposed accessory structure meets Carson City's development standards, including the 30 ft. rear setback. The Lakeview Knolls POA CC&Rs include that "Building set-back shall be forty feet from front property line or side street and shall not be located closer than twenty feet from side property lines or sixty feet from rear property lines. Exceptions may be granted by the COMMITTEE upon application."

When initially submitted to Carson City, the proposed accessory structure was not within the 60 ft. CC&R setback, however, it was determined by Marlette Water Authority that an existing water line was located outside of the water easement and was too close to the proposed structure. The Site Plan was revised to avoid the existing shallow water line. The most appropriate place for the accessory structure was north of the house, and within the 60 ft. rear setback (per CC&Rs). Additional information on the Site Plan revision is included below.

Updates Since September Administrative Hearing

Communication with POA

As there is no website or regular communication from the POA, Mr. Elverum worked to identify the appropriate members of the POA to contact. Since the September Administrative Hearing, the applicant has submitted a Plan Set to the Architectural Control Committee of the Lakeview Knolls POA (November 14, 2019) and has sent follow up emails. In addition to the emails, verbal conversations have taken place and Manhard Consulting requested a sit down meeting with the review board to discuss the reasons for the selection of the proposed location. This request was denied. It should be noted that the CC&Rs indicate that the POA review is to occur before any construction activity begins, and Mr. Elverum believed

he was following the correct process when he submitted the application for an Administrative Permit to Carson City.

To date, there has not been a response from POA members regarding an approval or denial of the proposed structure, but there has been email communication that they would be present at a future administrative hearing. The most recent communication from the POA members was on December 23, 2019 (attached). From the email, it does not appear that there will be any additional communication; rather they plan to discuss issues at the next hearing.

Site Plan Revision

The accessory structure was originally proposed to be directly north of the primary structure. However, Marlette Water Company visited the site numerous times to locate the water line, and it was eventually determined that the water line was located outside of the 20 ft. easement and too close to the proposed structure. It was found that the most appropriate location would be to the rear of the parcel, north of the water easement. This is the only location that would avoid the water line and the existing septic system. This location is also the least impactful to the existing large trees and the most screened location for the rear neighbors. The Site Plan was ultimately revised with the proposed structure north of the water line to avoid the shallow water line and the existing septic system.

The actual location of the water line was determined by Marlette Water Authority and work is currently being done to relocate the water easement so that the water line is within the water easement. If it is determined that the easement is closer to the primary residence, the applicant will move the accessory structure accordingly so that more of the rear setback is maintained.

Consistent with Surrounding Neighborhood

The proposed accessory structure is consistent with other accessory structures in the surrounding neighborhood, both in size and related to setbacks. As shown on the "Lakeview Area Subdivision" exhibit, there are numerous accessory structures in the vicinity, and numerous accessory structures that are within the setback. Additionally, it should be noted that there are several primary structures within the setbacks as well. It does not appear that the POA has enforced the setbacks of the CC&Rs. Also, the applicants are not aware of any regular POA meetings or enforcement of the CC&Rs.

Not Detrimental to Rear Neighbor

The proposed accessory structure is a permitted use (with approval of the Administrative Permit). Although the proposed structure does not maintain the 60 ft. rear setback in the CC&Rs, it meets Carson City's 30 ft. rear setback and the location of the structure is not detrimental to the rear neighbor. The attached "Line of Sight" exhibit shows that the line of sight will be the same with a 30 ft. rear setback as it would be with a 60 ft. rear setback. There will be no increase in noise and the proposed structure maintains Carson City's required 30 ft. rear setback. The applicants are also willing to screen the proposed structure with landscaping.

Access: Access to the accessory structure is from an extension of the existing paved driveway.

Water and Sewer: The accessory structure will connect to the existing water supply and septic system for the primary residence.

Findings (CCMC Section 18.02.080(5):

a. Will be consistent with the objectives of the Master Plan elements;

The property has a Low Density Residential Master Plan designation and is developed in accordance with the LDR designation. The proposed accessory structure will not impact the LDR use of the property.

b. 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;

The land uses of the surrounding parcels are all SF2A and used as a single family residence. As shown on the attached "Lakeview Area Subdivision" exhibit, numerous parcels in the subdivision have detached accessory structures. With approval of the Administrative Permit, the proposed accessory structure is consistent with the existing neighborhood and will not negatively impact the peaceful enjoyment, economic value, or development of surrounding properties in the generation neighborhood because it is consistent and compatible in both size and use type. The accessory structure will be used for storage of recreations vehicles so that they will no longer be visible from the street. Aside from limited construction impacts, the proposed structure will not contribute to noise, vibrations, fumes, odors, dust, glare, or physical activity. The appearance of the structure will match the existing house in color, style, roof pitch, roof type, and construction type.

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

N/A The proposed accessory structure will have no impact on vehicular or pedestrian traffic.

d. 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 proposed accessory structure will connect to existing water and septic system; there is a proposed convenience restroom (water closet and sink). The proposed accessory structure will have no impact on schools, police and fire, public roads, or storm drainage. There is an existing shallow water line through the property that is located outside of the water easement. The Site Plan was revised to avoid the existing shallow water line. The most appropriate place for the accessory structure was north of the house and water easement. The project will comply with all local building, fire, and Wildland Urban Interface requirements.

- e. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;

This proposed accessory structure complies with all zoning requirements related to SF2A lots and accessory structures, with the approval of an Administrative Permit for an accessory structure that is greater than 50%, but not more than 75%, of the primary structure (CCMC Section 18.02.110 Administrative Permits). The proposed structure is an accessory structure for residential use on an existing lot that is residentially developed. This proposed structure is consistent with other existing accessory structures in the neighborhood.

- f. **Will not be detrimental to the public health, safety, convenience and welfare; and**

The accessory structure will be located on an existing parcel that is residentially-developed. It will not impact public health, safety, convenience or welfare. The proposed use is for recreational vehicle storage which will enhance the site.

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

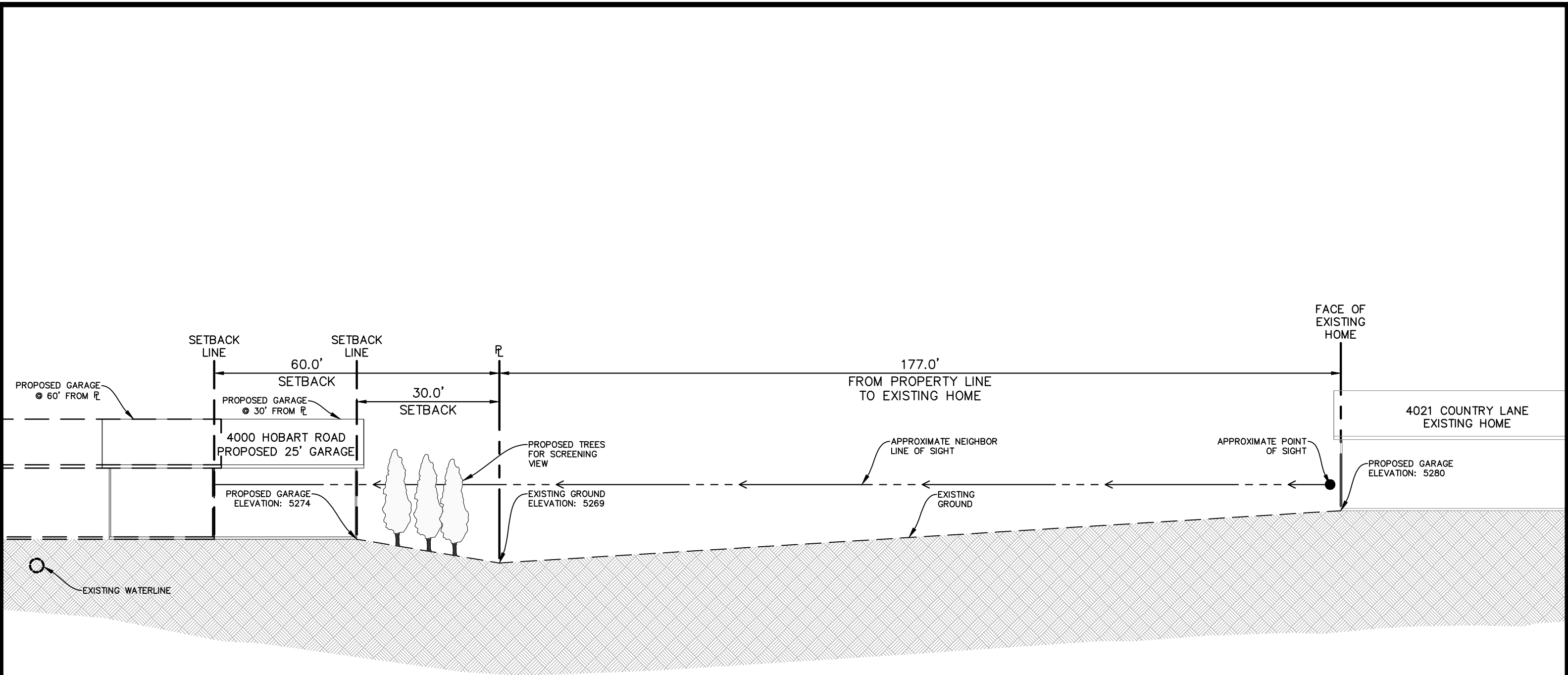
The proposed accessory structure is a permitted use (with approval of the Administrative Permit) and the proposed location of the structure will not result in material damage or prejudice to other properties in the vicinity. The applicant has proposed landscaping to minimize the impact. The proposed location avoids the existing water line and water easement. The accessory structure is consistent with other accessory structures in the neighborhood. It is not detrimental to the rear neighbor as shown on the "Line of Sight" exhibit; the line of sight will be same with a same with a 30 ft. rear setback as it would be with a 60 ft. rear setback.

Thank you for the opportunity to provide this additional information. If you have any questions or require any additional information, please contact me at 775-321-6538 or kdowns@manhard.com.

Sincerely,
Manhard Consulting



Karen Downs
Senior Planner



© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DATE	REVISIONS	DRAWN BY	CHECK BY

Manhard
CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

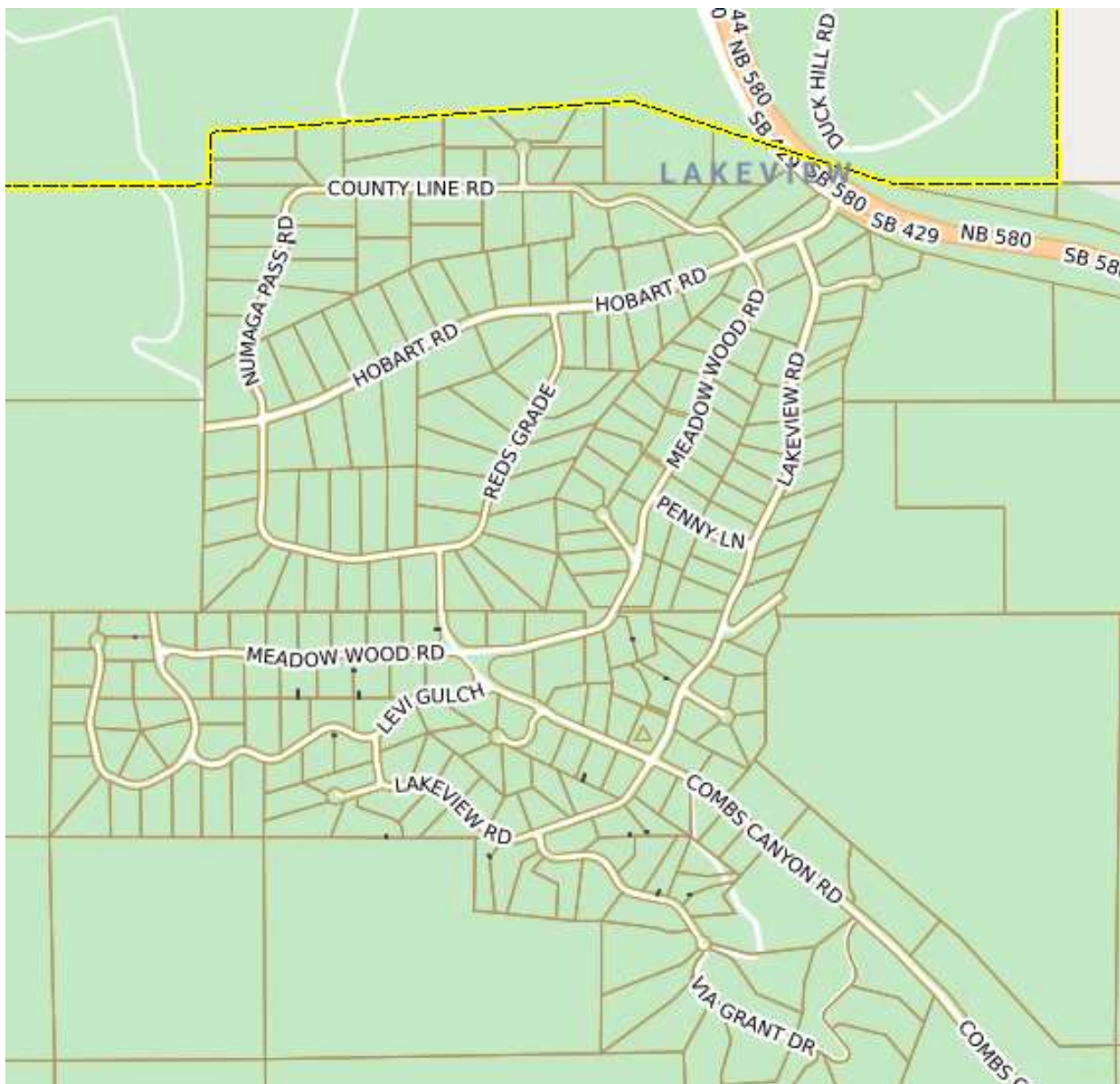
ELVERUM			
4000 HOBART ROAD, CARSON CITY, NEVADA			
LINE OF SIGHT			
DRAWN BY: SAW	DATE: JAN. 2020	SCALE: 1"=20'	CODE: ELVCCNV01

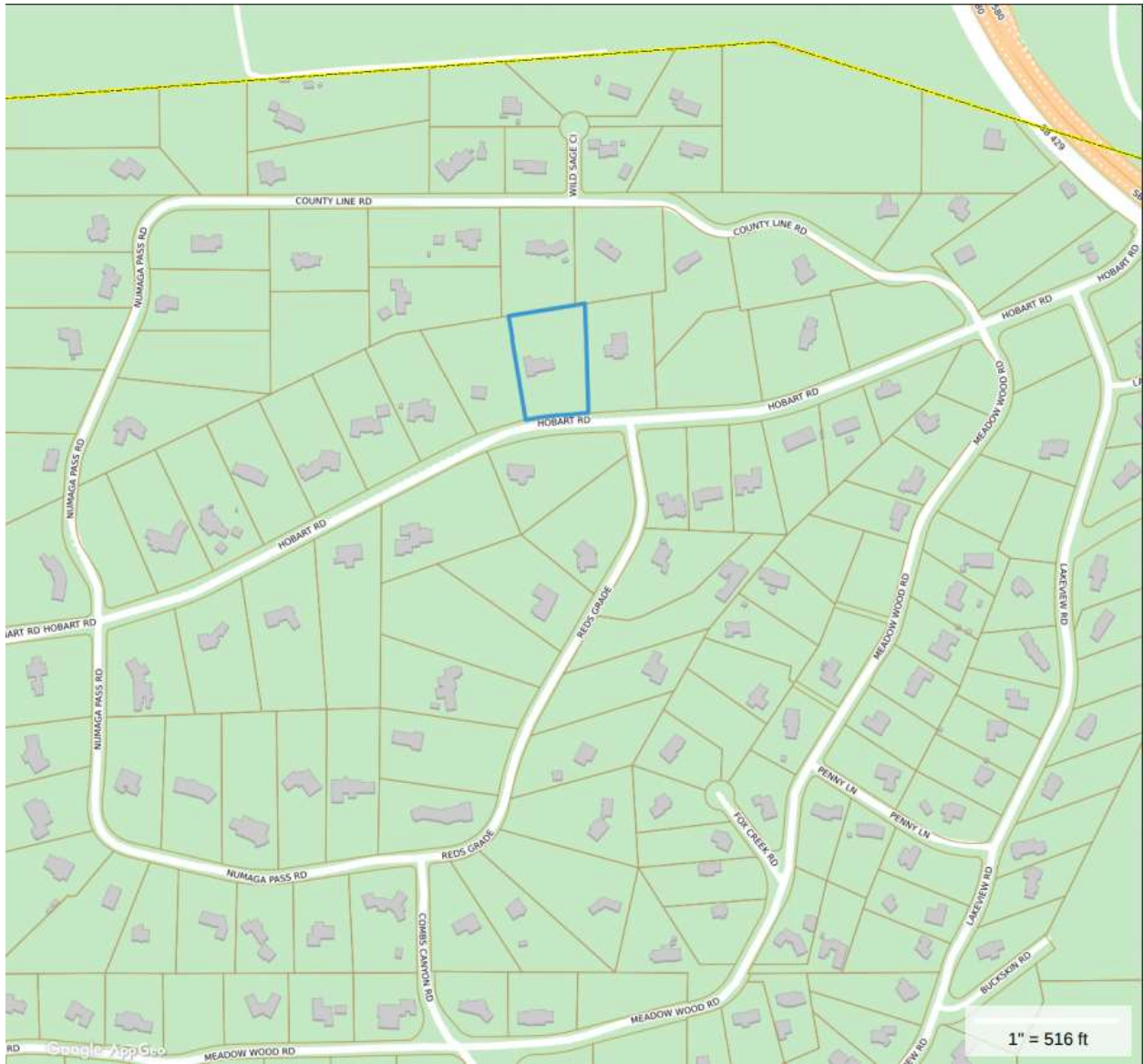
January 27, 2020 - 15:37 Dwg Name: P:_SCRATCH\SWise\Elverum Line of Sight\Exhibit.dwg Updated By: swise

Lakeview Area Subdivision

Depicts setbacks and accessory structures throughout the subdivision

Front Setback - 50' Carson City; 40' Property Owners Association
Side Setback - 20'
Street Side Setback - 20'
Rear Setback - 30' (Carson City); 60' Property Owners Association





4060 HOBART RD

View Details
EagleView

Detail Report
Parcel Maps

Property

Address 4060 HOBART RD
APN 00715118

Ownership

Owner BUSH LYNN TRUST
1/2,11
Mailing Address ROGER KEVIN BUSH,
TRUSTEE,
4060 HOBART RD
CARSON CITY, NV 89703-
0000

Valuation

Total Value 50
Land 30
Improvements 20
Assessor Report [Download](#)

Land

Parcel Area 2 Acres
Zoning SF2A

Addresses

Address Unit Number

4060 Hobart Road
007-15-116
14' to side

3833 HOBART RD

View Details
EagleView

Detail Report
Parcel Maps

Property

Address 3833 HOBART RD
APN 00722103

Ownership

Owner 3833 HOBART LLC
Mailing Address 2552 KENSINGTON PL
CARSON CITY, NV 89701-0000

Valuation

Total Value 50
Land 30
Improvements 20
Assessor Report [Download](#)

Land

Parcel Area 1.23 Acres
Zoning SF2A

Addresses

Address Unit Number

3833 HOBART RD

3833 Hobart Road
007-22-103
14' to side

3855 HOBART RD

Google Directions View Zoom

View Details

EagleView

Detail Report

Parcel Maps

Property

Address 3855 HOBART RD

APN 00722102

Ownership

Owner O'DONNELL DANIEL J & MARY ANN

Mailing Address 3855 HOBART RD
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

Parcel Area 1.13 Acres

Zoning SF2A

Addresses

Address	Unit Number
3855 HOBART RD	

3855 Hobart Road
007-22-102
15' to side

5067 RED'S GRADE

Google Directions View Zoom

View Details

EagleView

Detail Report

Parcel Maps

Property

Address 5067 RED'S GRADE

APN 00722101

Ownership

Owner NICKS PAUL R & AMEE M

Mailing Address 5067 RED'S GRADE
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

Parcel Area 1.14 Acres

Zoning SF2A

Addresses

Address	Unit Number
5067 REDS GRADE	

5067 Red's Grade
007-22-101
9' to rear/side?

3708 MEADOW WOOD RD

View Details
EagleView

Detail Report
Parcel Maps

Property

Address 3708 MEADOW WOOD RD
APN 00722108

Ownership

Owner HENRY ABOUD SURV'S TR
5/25/10

Mailing Address HENRY E ABOUD SR,
TRUSTEE
825 OYAMORE RD
PLEASANTON, CA 94566-
0000

Valuation

Total Value \$0
Land \$0
Improvements \$0

Assessor Report Download

Land

Parcel Area 1.02 Acres
Zoning SF1A

Addresses

Address Unit Number
3708 MEADOW WOOD RD

3708 Meadow Wood Road
007-22-108
8.5' to
rear/side?

5002 RED'S GRADE

Google
Google Directions 7.2mi

View Details
EagleView

Detail Report
Parcel Maps

Property

Address 5002 RED'S GRADE
APN 00712107

Ownership

Owner FERRY RICHARD & LISA

Mailing Address 5002 RED'S GRADE
CARSON CITY, NV 89703-
0000

Valuation

Total Value \$0
Land \$0
Improvements \$0

Assessor Report Download

Land

Parcel Area 2.09 Acres
Zoning SF2A

Addresses

Address Unit Number
5002 REDS GRADE

5002 Red's Grade
007-12-107
38' to Red's Grade and
26' to perpendicular setback so:
if 38' is front, then it is short of 50',
if 38' is side, then rear is 26' and short

3663 HOBART RD

[View Details](#)
[EagleView](#)

Detail Report
Parcel Maps

Property

Address 3663 HOBART RD
APN 00722236

Ownership

Owner THELEN FAMILY TRUST
1/24/17

Mailing Address MATTHEW & TARA
THELEN, TT.
3663 HOBART RD
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land

Parcel Area 1.51 Acres
Zoning SF2A

Addresses

Address Unit Number
3663 HOBART RD

3663 Hobart Road
007-22-106
11' to front/side?

5251 NUMAGA PASS

[Google Directions](#) [Zoom](#)

[View Details](#)
[EagleView](#)

Detail Report
Parcel Maps

Property

Address 5251 NUMAGA PASS
APN 00715108

Ownership

Owner HARTMAN LIVING TRUST
9/30/98

Mailing Address WILLIAM R HARTMAN,
TRUSTEE
5251 NUMAGA PASS
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land

Parcel Area 1.95 Acres
Zoning SF2A

Addresses

Address Unit Number

5251 Numaga Pass
007-15-108
25' to front

4161 WEISE RD

Google Directions Zoom

- View Details
- EagleView

Detail Report
Parcel Maps

Property

Address 4161 WEISE RD.
APN 00717204

Ownership

Owner ORVALD TUCKER & JULIE
Mailing Address 4161 WEISE RD.
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land

Parcel Area 1.03 Acres
Zoning SF1A

Addresses

Address	Unit Number
---------	-------------



4201 SANDY CIR

Google Directions Zoom

- View Details
- EagleView

Detail Report
Parcel Maps

Property

Address 4201 SANDY CIR
APN 00716204

Ownership

Owner O'DELL T & MILLER, T LIV TRUST
Mailing Address TINA O'DELL & TROY MILLER, JT
4201 SANDY CIR
CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land

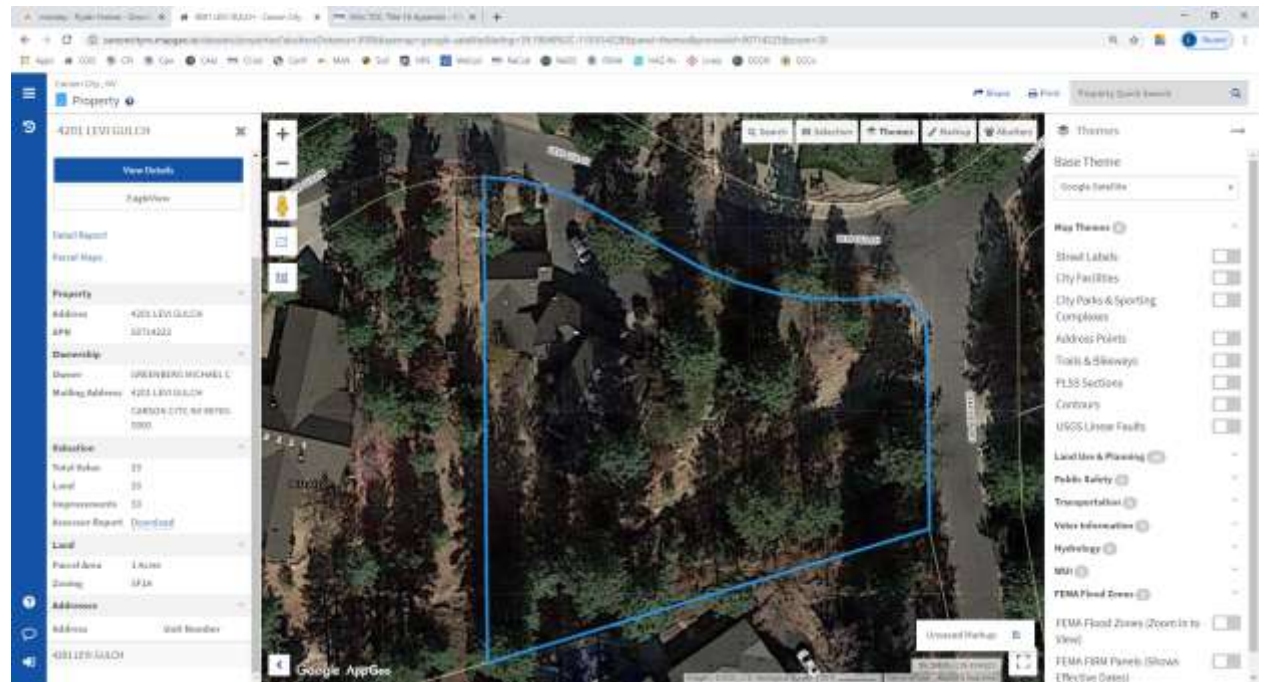
Parcel Area 1.23 Acres
Zoning SF1A



4201 Levi Gulch

6.5 feet to side -OR- is the structure actually ON the side yard line?

-see next two screenshots



4301 LEVI GULCH

[View Details](#)
[EagleView](#)

Detail Report

Parcel Maps

Property

Address 4301 LEVI GULCH

APN 00714221

Ownership

Owner ELAINE B OWEN TRUST

Mailing Address 4301 LEVI GULCH

CARSON CITY, NV 89703-

0000

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

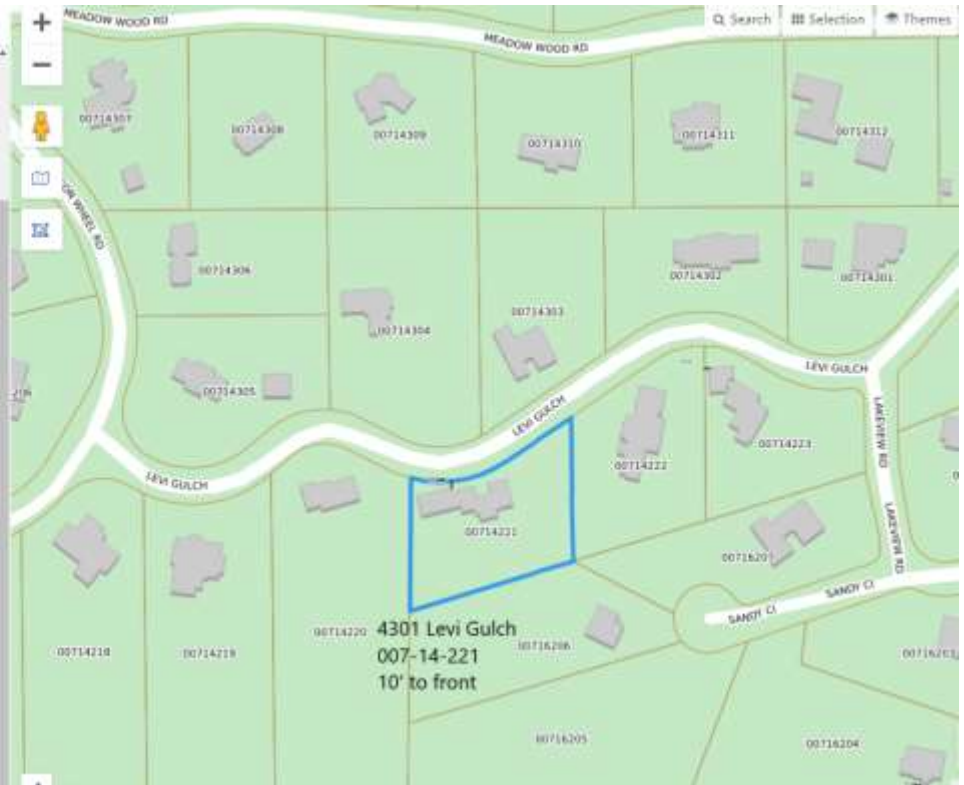
Parcel Area 1.04 Acres

Zoning SF1A

Addresses

Address Unit Number

4301 LEVI GULCH



4301 Levi Gulch
007-14-221
10' to front

4200 SANDY CIR

[View Details](#)
[EagleView](#)

Detail Report

Parcel Maps

Property

Address 4200 SANDY CIR

APN 00716207

Ownership

Owner PENDRY CRAIG & DEBRA

ALMEIDA

Mailing Address 4200 SANDY CIR

CARSON CITY, NV 89701-

0000

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

Parcel Area 1.07 Acres

Zoning SF1A

Addresses



4200 Sandy Circle
007-16-207
10' to rear/side?

4601 WAGON WHEEL RD

[View Details](#)

EagleView

Detail Report

Parcel Maps

Property

Address 4601 WAGON WHEEL RD
 APN 00714217

Ownership

Owner BOURRE LEON
 Mailing Address 10014 HWY 50 EAST
 CARSON CITY, NV 89706-0000

Valuation

Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land

Parcel Area 1.5 Acres
 Zoning SF1A

Addresses

Address	Unit Number
4601 WAGON WHEEL RD	

4601 Wagon Wheel Road
 007-14-217
 17' to front

4620 WAGON WHEEL RD

[View Details](#)

EagleView

Detail Report

Parcel Maps

Property

Address 4620 WAGON WHEEL RD
 APN 00714215

Ownership

Owner LADERMAN FAMILY TRUST
 Mailing Address 4620 WAGON WHEEL RD
 CARSON CITY, NV 89703-3412

Valuation

Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land

Parcel Area 1.5 Acres
 Zoning SF1A

Addresses

Address	Unit Number
4620 WAGON WHEEL RD	

4620 Wagon Wheel Road
 007-14-215
 structure on side yard line

Carson City, NV
Property
 4540 WAGON WHEEL RD

[View Details](#)

Mapview

Detail Report
 Parcel Map

Property
 Address 4540 WAGON WHEEL RD
 APN 00714204

Ownership
 Owner ROBERT K LANGSTON JR
 257018
 Mailing Address ROBERT K LANGSTON JR
 TRUSTEE
 4591 COMES GARDEN RD
 CARSON CITY, NV 89703-0802

Valuation
 Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land
 Parcel Area 1.17 Acres
 Zoning SF2A

Address
 Address Unit Number

Mapview
 Search Selection Themes Markup Markers

Markup
 Mode
 ✓ Draw ✖ Restore

Tools
 Pan Line Circle Rectangle
 Polygon

Results
 Draw W 1000.00

- Line Distance 12 Feet [See](#) [Remove](#)
- Line Distance 12 Feet [See](#) [Remove](#)
- Line Distance 0.1 Feet [See](#) [Remove](#)
- Line Distance 12 Feet [See](#) [Remove](#)
- Line Distance 20 Feet [See](#) [Remove](#)
- Line Distance 14 Feet [See](#) [Remove](#)
- Line Distance 16 Feet [See](#) [Remove](#)

4520 WAGON WHEEL RD

[Google Directions](#) [Flyover](#)

[View Details](#)

[Eagleview](#)

Detail Report
 Parcel Map

Property
 Address 4520 WAGON WHEEL RD
 APN 00714201

Ownership
 Owner THOMPSON MATTHEW B
 SARANTHA C

Mailing Address 4520 WAGON WHEEL DR
 CARSON CITY, NV 89703-0000

Valuation
 Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land
 Parcel Area 1.06 Acres
 Zoning SF2A

Address
 Address Unit Number

4520 WAGON WHEEL RD

Mapview
 Search Selection Themes

4520 Wagon Wheel Road
 007-14-201
 9' to side

4151 MEADOW WOOD RD

[View Details](#)
[EagleView](#)

Detail Report
 Parcel Maps

Property

Address 4151 MEADOW WOOD RD
 APN 00714112

Ownership

Owner COOLBAUGH FAMILY TRUST 4/7/94
 Mailing Address W S & V L COOLBAUGH CO-TRUSTS
 4151 MEADOW WOOD RD
 CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land

Parcel Area 1.27 Acres
 Zoning SF1A

Addresses

Address Unit Number
 4151 MEADOW WOOD RD

4151 Meadow Wood Road
 007-14-312
 11' to side
 AND
 30' to rear for accessory

4301 MEADOW WOOD RD

[View Details](#)
[EagleView](#)

Detail Report
 Parcel Maps

Property

Address 4301 MEADOW WOOD RD
 APN 00714310

Ownership

Owner DONALD E HOPKINS TR 10/25/00
 Mailing Address DONALD E HOPKINS TRUSTEE
 4301 MEADOW WOOD RD
 CARSON CITY, NV 89703-0000

Valuation

Total Value \$0
 Land \$0
 Improvements \$0
 Assessor Report [Download](#)

Land

Parcel Area 1.13 Acres
 Zoning SF1A

Addresses

Address Unit Number
 4301 MEADOW WOOD RD

4301 Meadow Wood Road
 007-14-310
 50' to rear

4100 MEADOW WOOD RD

View Details
EagleView

Detail Report
Parcel Maps

Property
Address: 4100 MEADOW WOOD RD
APN: 0071401

Ownership
Owner: F O S J C P CORRADO REV TRUST
Mailing Address: PAUL S JUDITH CORRADO, TTEES
4100 MEADOW WOOD RD
CARSON CITY, NV 89703-0000

Valuation
Total Value: \$0
Land: \$0
Improvements: \$0
Assessor Report: [Download](#)

Land
Parcel Area: 1.22 Acres
Zoning: SP1A

Addresses
Address: Unit Number
4100 MEADOW WOOD RD

4100 Meadow Wood Drive
007-14-101
16' to side yard

3800 LAKEVIEW RD

View Details
EagleView

Detail Report
Parcel Maps

Property
Address: 3800 LAKEVIEW RD
APN: 00716106

Ownership
Owner: B D & C A SYNDERGAARD REV TR
Mailing Address: B D & C A SYNDERGAARD, TTEES
3800 LAKEVIEW RD
CARSON CITY, NV 89703-0447

Valuation
Total Value: \$0
Land: \$0
Improvements: \$0
Assessor Report: [Download](#)

Land
Parcel Area: 1 Acre
Zoning: SP1A

Addresses
Address: Unit Number
3800 LAKEVIEW RD

3800 Lakeview Road
007-16-106
structure adjacent to side lot line

4377 COMBS CANYON RD

Google

Google Directions Zoom

View Details

Log In/View

Detail Report

Parcel Maps

Property

Address 4377 COMBS CANYON RD
APN 00716303

Ownership

Owner NEADOS MINAGLA
Mailing Address CATHY GARCIA, STEPHAN
4377 COMBS CANYON RD
CARSON CITY, NV 89703

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report Download

Land

Parcel Area 1 Acres
Zoning SF1A

Addresses

Address Unit Number
4377 COMBS CANYON RD

4377 Combs Canyon Road
007-16-103
40' to rear

3751 LAKEVIEW RD

Google

Google Directions Zoom

View Details

Log In/View

Detail Report

Parcel Maps

Property

Address 3751 LAKEVIEW RD
APN 00716308

Ownership

Owner HAUCK MICHAEL
Mailing Address ZHANG, SHAWON
3751 LAKEVIEW RD
CARSON CITY, NV 89703

Valuation

Total Value \$0
Land \$0
Improvements \$0
Assessor Report Download

Land

Parcel Area 1 Acres
Zoning SF1A

Addresses

Address Unit Number
3751 LAKEVIEW RD

3751 Lakeview Road
007-16-306
9' to rear

3721 LAKEVIEW RD

Google Directions 9.2mi

[View Details](#)

[Egview](#)

Detail Report

Parcel Maps

Property

Address 3721 LAKEVIEW RD

APN 00716303

Ownership

Owner MWD FAMEY 2004 TRUST

Mailing Address 51 MAPO & J.A. MASSA, FT225
8933 BISON CR
LAS VEGAS, NV 89145-0000

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

Parcel Area 1.4Acres

Zoning SF2A

Addresses

Address Unit Number

3721 LAKEVIEW RD

3721 Lakeview Road
007-16-303
4' to side

3793 MEADOW WOOD RD

Google Directions 9.2mi

[View Details](#)

[Egview](#)

Detail Report

Parcel Maps

Property

Address 3793 MEADOW WOOD RD

APN 00716409

Ownership

Owner DAVID CLAY P & ANGELA C

Mailing Address 3793 MEADOW WOOD RD
CARSON CITY, NV 89703-0200

Valuation

Total Value \$0

Land \$0

Improvements \$0

Assessor Report [Download](#)

Land

Parcel Area 1.4Acres

Zoning SF2A

Addresses

Address Unit Number

3793 MEADOW WOOD RD

3793 Meadow Wood Drive
007-16-409
3' from side

3939 LAKEVIEW RD

Google Directions Zoom

View Details
EagleView

Detail Report
Parcel Maps

Property
Address 3939 LAKEVIEW RD
APN 0071206

Ownership
Owner LOWMAN WARREN KEITH
Mailing Address 3939 LAKEVIEW RD
CARSON CITY, NV 89703-0000

Valuation
Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land
Parcel Area 1.12 Acres
Zoning SF1A

Addresses
Address Unit Number
3939 LAKEVIEW RD

3939 Lakeview Road
007-17-206
16' to side

4240 WEISE RD

Google Directions Zoom

View Details
EagleView

Detail Report
Parcel Maps

Property
Address 4240 WEISE RD
APN 0071703

Ownership
Owner ADAMS LIVING TRUST
11/14/07
Mailing Address ALLEN II & IRMA ADAMS,
TTEES
PO BOX 2708
CARSON CITY, NV 89702-
2708

Valuation
Total Value \$0
Land \$0
Improvements \$0
Assessor Report [Download](#)

Land

4240 Weise Rd
007-17-203
14' to front

4141 WEISE RD

Google Directions Zoom

View Details

EagleView

Detail Report

Parcel Maps

Property

Address 4141 WEISE RD
APN 00717112

Ownership

Owner KENT W & KAREN E GABRIEL TRUST

Mailing Address C/O KENT W GABRIEL, MD
704 W NYE LN STE 202
CARSON CITY, NV 89705-0000

Valuation

Total Value \$0
Land \$0
Improvements \$0

Assessor Report [Download](#)

Q Search Selection Themes Markup Altitude

00717101 00717104 00717111 00717112 00717109

WEISE RD WEISE RD

4141 Weise Road
007-17-112
14' to side

DECLARATION OF RESTRICTIONS

LAKEVIEW KNOLLS UNIT NO. 1

CARSON CITY, NEVADA

WHEREAS, PONDEROSA LAND AND LIVESTOCK CO., INC., hereinafter referred to as "DECLARANT" is the owner of the real property more particularly described as Lakeview Knolls Unit No. 1 Subdivision,

WHEREAS, it is the desire and intention of DECLARANT to sell the property described above and to impose on it mutual, beneficial restrictions under a general plan or scheme of improvement for the benefit of all the lands in the tract and the future owners of those lands;

NOW, THEREFORE, the DECLARANT hereby declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions, easements and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, and sale of the lands and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof. All of the limitations, restrictions, easements and covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the described lands or any part thereof.

ARTICLE I

USE

Parcels in this Subdivision may be used for one single family residence, with attached or detached garage, and for no other purpose. No commercial activity of any kind may be carried on, nor shall anything be done which can be or become an annoyance or a nuisance to the neighborhood.

ARTICLE II

BUILDING RESTRICTIONS

All sites have been engineered so as to avoid the removal of trees and to prevent destructive grading, as well as to protect the view and natural beauty for each purchaser as well as each adjoining property owner.

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

This states "no building erected, yet the City Administrative Permit precedes the Building Permit request. So we always could still go to the Architectural Control Committee after the City approves the Planning Permit.

The Architectural Control Committee, hereinafter referred to as the "COMMITTEE", is composed of:

Hewitt C. Wells, architect
Bret Fry, designer
Robert L. Weise, developer
P. Thomas Eck, III, attorney

A majority of the COMMITTEE may designate a representative to act for it. In case of death or resignation of any member of the COMMITTEE, the remaining members shall have full authority to designate a successor. Neither the members of the COMMITTEE nor its designated representative shall be entitled to any compensation for services performed under this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the COMMITTEE or to withdraw from the COMMITTEE or restore to it any of its powers and duties.

Before any construction activity begins, the following shall be submitted to the COMMITTEE:

1. Two sets of complete construction plans, prepared and signed by a registered architect.
2. Two sets of prints or drawings showing external color scheme.
3. Two copies of plat plans showing building location with respect to parcel boundaries.

Upon approval, one set of those exhibits shall be certified as "approved" and returned to the owner or his agent; the second will be filed.

The COMMITTEE'S approval or disapproval as required in these covenants shall be in writing. In the event the COMMITTEE, or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced before completion, approval will not be required and the related covenants shall be deemed to have been fully complied with.

In no event shall either the location of the building or its height affect adjoining properties so as to materially or unreasonably diminish or restrict their potential views. Two story homes will require special consideration by the COMMITTEE.

All structures must be built as the natural site level or grade, except where a necessary cut is required to establish a reasonably level building site. No fill shall be used in such case in excess of the amount of earth removed from the cut. No built up fill pads shall be used other than the above. A grade reference point shall be designated by the COMMITTEE and shall be the determining factor relative to roof elevations, ect.

The timber stand growing upon this property is under the supervision of the Nevada Division of Forestry and no trees shall be cut down or removed without the consent of the Nevada Division of Forestry, regardless of size or condition.

Corner sites will be given special consideration.

Any subsequent alterations and/or additions affecting the exterior appearance of the structures are also subject to the approval of the COMMITTEE.

Any outbuildings, sheds, non-attached garages or secondary buildings or structures of any type whatsoever must be approved by the COMMITTEE.

Prime living area of the structure, exclusive of basements, garages, porches (covered or uncovered), patios, breezeways, covered walks, etc., may not be less than 2,000 square feet.

No flat roofs will be allowed. All roofs must be of heavy fire resistant wooden shakes to meet the standards of the Carson City Fire Department regulations. Exceptions will be considered by the COMMITTEE upon application.

No metal, composition or fabricated roofing or siding materials will be allowed. Special consideration will be given to acceptable natural materials so long as they are in good taste and in keeping with the natural environment of the area.

Building set-back shall be forty feet from front property line or side street and shall not be located closer than twenty feet from side property lines or sixty feet from rear property lines. Exceptions may be granted by the COMMITTEE upon application.

No guest houses or separate living quarters not an integral part of the main living unit will be permitted.

This is an issue for our location. An exception is unlikely given the committee's opposition to this location

ARTICLE III

SPECIAL RESTRICTIONS

No lot or parcel as shown on the map of LAKEVIEW KNOLLS UNIT NO. 1 shall be further divided. In the event some condition unknown at this time should exist or occur such as drainage, utility supplies, access, etc., which might only be resolved on a practical basis by the adjustment of recorded property lines, such changes may be recommended by the COMMITTEE and with the approval of the Carson City Engineering Department may be adjusted accordingly.

No signs or other advertising other than the owner's name shall be displayed on the property or the right of way. This shall include resale signs, etc., except with the written revocable permission of the COMMITTEE.

No fences, walls, hedges or other sight barriers shall be erected or allowed to grow higher than six feet and none shall extend in front of the forty foot set-back line. Walls or fences may be of solid construction up to three feet in height but shall have an open area of at least sixty-five percent over three feet high so as not to totally obstruct the view of adjoining properties. Where this condition does not exist or where unusual conditions exist, the COMMITTEE may make exceptions on application.

No firearms may be discharged in the area.

All structures with fireplaces, including outside barbecues or fireplaces, must be equipped with directional spark arrestors or other similar devices as approved by the Carson City Fire Department.

Nothing which constitutes a barrier to safe driving sight distances, particularly at street intersections may be erected or allowed to grow.

No burning, either in incinerators, or in open conditions will be permitted at any time.

No waste material of any kind shall be stored on any parcel, easement, or right-of-way in the subdivision, except normal household garbage and trash which shall be kept in sanitary containers, and these containers shall be so housed as to be protected from animals and other elements. No outside clothes lines will be permitted.

No "temporary" living facilities, such as mobile homes, trailers, campers, may be used as such; all such possessions, including but not limited to boats, vehicles, snowmobiles, motorcycles or other equipment must be stored or housed under roof with total enclosure such as garage or other approved structure. The period of one week shall constitute "temporary". Vehicles or other possessions as described above shall be considered as being in permanent storage beyond one week.

All private driveway encroachments connecting with the public streets or roads shall be provided where necessary with culverts of a suitable size or other approved means of accomodating run-off and drainage as approved by the Carson City Engineering and Street Departments.

No structure shall be painted or otherwise decorated in any color or in any manner which is not in keeping with the natural surroundings or is otherwise objectionable or detrimental to surrounding properties. Any conflict in this instance shall be submitted in writing to the COMMITTEE and its decision will be binding.

No Nite-Guard or other all night lighting that could prove objectional to adjoining parcels shall be erected.

ARTICLE IV

UTILITIES

Water shall be furnished to each site by means of an individual well to be constructed at the owner's expense. In the case of the availability of water from a central supply source, the purchaser shall have the right to hook-up to such system upon the payment of established fees and upon agreement to pay for the use of such water. Fees shall be determined annually subject to adjustment at the end of each calendar year.

Each site will be provided with water mains and fittings necessary to effect such installations.

The development will be serviced by Fire Hydrants to be operated by the Carson City Fire Department.

Underground utilities consisting of electricity and telephone conduits will be installed throughout the development.

All streets will be paved in accordance with the requirements of the Carson City Board of Public Works and streets will be dedicated to and maintained by Carson City.

ARTICLE V

GENERAL

In the case of all sites abutting public lands or which are particularly precipitous, special consideration will be given by the COMMITTEE as to the development and use.

A strip ten feet in width along both front and rear property lines and a strip of five feet in width along the side property lines shall be reserved as permanent easements.

These covenants and restrictions shall run with, and be binding upon the land, and shall inure to the benefit of DECLARANT, their successors, assigns, or heirs, for a period of twenty years from the date of recording and thereafter the said covenants and restrictions shall be automatically extended for a period of ten years. These declarations may be changed in whole or in part by filing and recording the instrument signed by a majority of the then owners of the lots agreeing to the change.

These covenants and restrictions shall be enforceable by DECLARANT, or any property owner of record in LARKVIEW KNOLLS UNIT NO. 1, by any proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter.

Originally Dated: 1979, 40 years ago. Are they still enforceable? Revised to eliminate these lines in 2001.

Invalidation of any one or more of these covenants or restrictions,
by any means, shall in no way affect the full force of any other.

IN WITNESS WHEREOF, said DECLARANT has executed this _____ day of
_____, 197_____.

PONDEROSA LAND & LIVESTOCK CO., INC.

By Robert L. Weise
ROBERT L. WEISE, Secretary

Filed for Record at Request of
Ponderosa Land & Livestock
JAN 22 1973 at 5.5
Min. Past 4 o'clock P.M.
Recorded in Book 235
of official Records
Page 407
Carson City, Nevada
Bete Superior
Carson City Recorder
By Deborah Jordan
Deputy
File No. 15930
Fee 8.00 p.d.

-6-

AMENDMENT TO DEED RESTRICTIONS

FOR

LAKEVIEW KNOLLS, UNIT #1

In accordance with the provisions of Article II (Building Restrictions) and Article V (General) of the Deed Restrictions for Lakeview KNOLLS, Unit # 1, recorded in Carson City Book 135, page 402, a majority (6) of the current property owners have voted to amend the subject Deed Restrictions as follows:

Delete that part of Article II, paragraph 3 that reads:

"The Architectural Control Committee, hereinafter referred to as 'the Committee', is composed of (names of individual committee members)";

and substitute therefor:

"The responsibility for enforcement of these Deed Restrictions shall be vested in the Architectural Control Committee of the Lakeview Property Owners' Association, Inc."

The undersigned do hereby certify the foregoing to be a true and correct statement of the vote of the current property owners of Lakeview KNOLLS, Unit # 1.

May 21, 1979

Mac C. McClay

Mac C. McClay
President
Lakeview Property Owners'
Association, Inc.

James H. Carlyle

James H. Carlyle
Director
Lakeview Property Owners'
Association, Inc.

Mail to:
Lakeview Property Owners'
4000 Habart Rd.
Carson City, Nev
89701

FILED FOR RECORD
AT THE REQUEST OF

Lakeview Property Owners'
Association, Inc.

1979 MAY 23 AM 11:47

FILE NO. 88107

PETE SUPERA

CARSON CITY RECORDER

P. Peterson DEPUTY

\$3.00 pd

BOOK 251 PAGE 456

LAKEVIEW KNOLLS, UNIT 1
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
AMENDMENT

The following Amendment to Article V, (General) of the Declaration of Covenants, Conditions, and Restrictions, undated and recorded on the 22nd of January 1973, in Record Book 135, Page 402, File No. 15930 in the Official Records of Carson City, Nevada, and amended by Amendment dated May 21, 1979, as filed and recorded on the 23rd day of May 1979, Book 254, Page 456, File No. 88107, in the Official Records of Carson City, Nevada, was duly adopted by not less than fifty-one (51%) of the Lot Owners of the Properties referred to in said Declaration:

ARTICLE V (General)

In the case of all sites abutting public lands or which are particularly precipitous, special consideration will be given by the COMMITTEE as to the development and use.

A strip ten feet in width along both front and rear property lines and a strip of five feet in width along the side property lines shall be reserved as permanent easements.

These covenants and restrictions shall run with, and be binding upon the land, and shall inure to the benefit of DECLARANT, their successors, assigns, or heirs, for a period of twenty years from the date of recording and thereafter the said covenants and restrictions shall be automatically extended for a period of ten years. These declarations may be changed in whole or in part by filing and recording the instrument signed by a majority of the then owners of the lots agreeing to the change.

These covenants and restrictions shall be enforceable by DECLARANT, or any property owner of record in LAKEVIEW KNOLLS UNIT NO. 1, by any proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter.

Amended to read:

In the case of all sites abutting public lands or which are particularly precipitous, special consideration will be given by the COMMITTEE as to the development and use.

A strip ten feet in width along both front and rear property lines and a strip of five feet in width along the side property lines shall be reserved as permanent easements.

These covenants and restrictions shall run with, and be binding upon the land, and shall inure to the benefit of DECLARANT, their successors, assigns, or heirs, in perpetuity for a period of twenty years from the date of recording and thereafter the said covenants and restrictions shall be automatically extended for a period of ten years. These declarations may be changed in whole or in part by filing and recording the instrument signed by a majority of the then owners of the lots agreeing to the change.

These covenants and restrictions shall be enforceable by DECLARANT, or any property owner of record in LAKEVIEW KNOLLS UNIT NO. 1, by any proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter.

We, the President, Treasurer, and Secretary conducted the counting of Lot Owners and determined that there was not less than a majority (Fifty-One Percent (51%)) of the same in favor of this Amendment to Article V, and that the above Amendment to Article V is in accordance with the Declaration of Covenants, Conditions, and Restrictions of LAKEVIEW KNOLLS, UNIT 1, pursuant to the attached Agreement for Amendment to the Declaration executed by the respective Lot Owners.

LAKEVIEW KNOLLS, UNIT 1

By: [Signature]
James F. Stemler, President
Lakeview Property Owners Assoc.

ATTEST:
[Signature]
Secretary
Lakeview Property Owners Assoc.

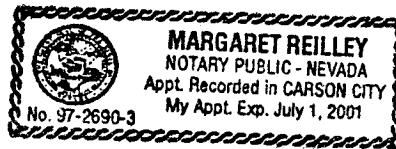
By: [Signature]
James Lutz, Treasurer
Lakeview Property Owners Assoc.

ACKNOWLEDGEMENT

STATE OF NEVADA)
) : ss.
COUNTY OF Carson)

On this 6 day of MAR, ~~1999~~ ²⁰⁰¹, before me, the undersigned, a Notary Public, personally appeared JAMES STEMLER, JAMES LUTZ, and _____, known to me to be the persons described herein, who executed the foregoing instrument, and they acknowledged to me, that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



[Signature]
NOTARY PUBLIC (SEAL)

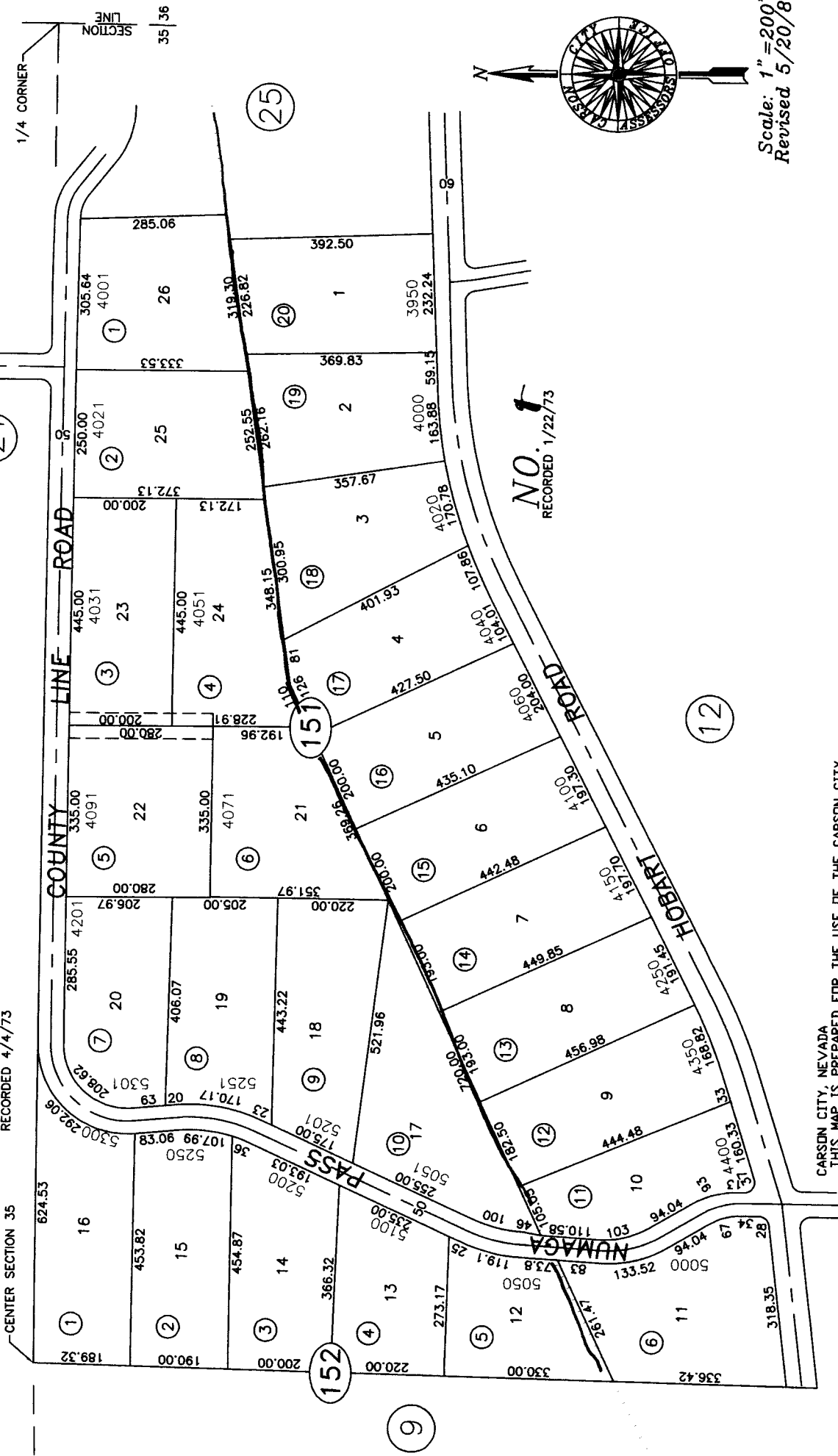
FILED FOR RECORD
AT THE REQUEST OF
LVPDA
'01 MAR -7 A9:43

FILE NO. 258750
ALAN GLOVER
CARSON CITY RECORDER
FEE DEP. [Signature]

7-15

PORTION SE 1/4 SECTION 35
T.16 N., R.19 E., M.D.B. & M.

NO. 2
RECORDED 4/4/73



Scale: 1" = 200'
Revised 5/20/82

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF
THE DATA DELINEATED HEREON.

LAKEVIEW KNOLLS

Travis Phillips

From: Bruce Kittess <brucesky@sbcglobal.net>
Sent: Monday, December 23, 2019 3:49 PM
To: Travis Phillips
Cc: Gil Yanuck
Subject: Elverum proposed detached garage at 4000 Hobart

Travis, I discussed the phone conversation you and I had this morning with Gil. We understand the proposed 2,184 sq ft detached garage is located with a 30' rear yard setback (no longer located near the existing residence).

We expressed our concerns at the Administrative hearing on September 25: detached garage 50% of residence including attached garage; 60' rear yard setback and exact location and depth of water main to Storey County. These concerns are based on numbers; they are objective not subjective. We can't change them; so nothing more for us to write. The applicable CC&Rs are more restrictive than City code. See attached municipal code section.

The CC&Rs were recorded 46 years ago and enforcement assigned to the Property Owners Association Architectural Committee 40 years ago.

It appears best to have the next administrative hearing for your presentation to the interested parties. Ten property owners in Lakeview Knolls 1 have standing in court and we have no control over their actions.

Sincerely, Bruce Kittess

*"When we have arrived at the question, the answer is already near."
Ralph Waldo Emerson*

----- Forwarded Message -----

From: gilcalif@att.net <gilcalif@att.net>
To: Travis Phillips <tphillips@manhard.com>
Sent: Monday, December 23, 2019, 11:52:02 AM PST
Subject: Re: Detached Garage HOA review (Status)

Travis,

I have not received any information from Carson City Planning regarding the next meeting. We will have a much larger turnout of residents that want to comment on the Garage and the state water folks will be in attendance too. They appear to have some serious concerns. We have an additional issue about the rear setback which is not shown correctly on the plot plan.

Gil

On Monday, December 23, 2019, 9:21:45 AM PST, Travis Phillips <tphillips@manhard.com> wrote:

Good morning Gil,

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

FOR OFFICE USE ONLY:

CCMC 18.02.110

ADMINISTRATIVE PERMIT

FILE # ADM - -

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

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

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

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

EMAIL ADDRESS
john.elverum@clickbond.com

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

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

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

CD or USB DRIVE with complete application in PDF

EMAIL ADDRESS
john.elverum@clickbond.com

Application Reviewed and Received By:

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

Submittal Deadline: Anytime during business hours.

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

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

EMAIL ADDRESS
tphillips@manhard.com

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

Project's Current Master Plan Designation Low Density Residential	Project's Current Zoning SF2A	Nearest Major Cross Street(s) Red's Grade
--	----------------------------------	--

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: [Signature] Address: 4000 Hobart Road, Carson City, NV, 89703 Date: 08/13/2019

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 DOES 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 promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

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 plan 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 trails).

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.

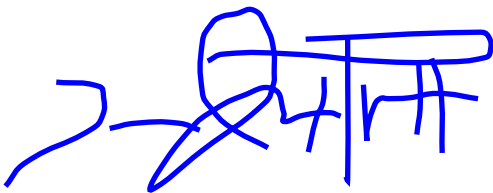
This Project meets all intended public health, safety, and welfare requirements by not negatively impacting the general public. The proposed use is simply vehicle storage and the improvement will be such that the existing recreational trailer and vehicles will no longer be visible from the street and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

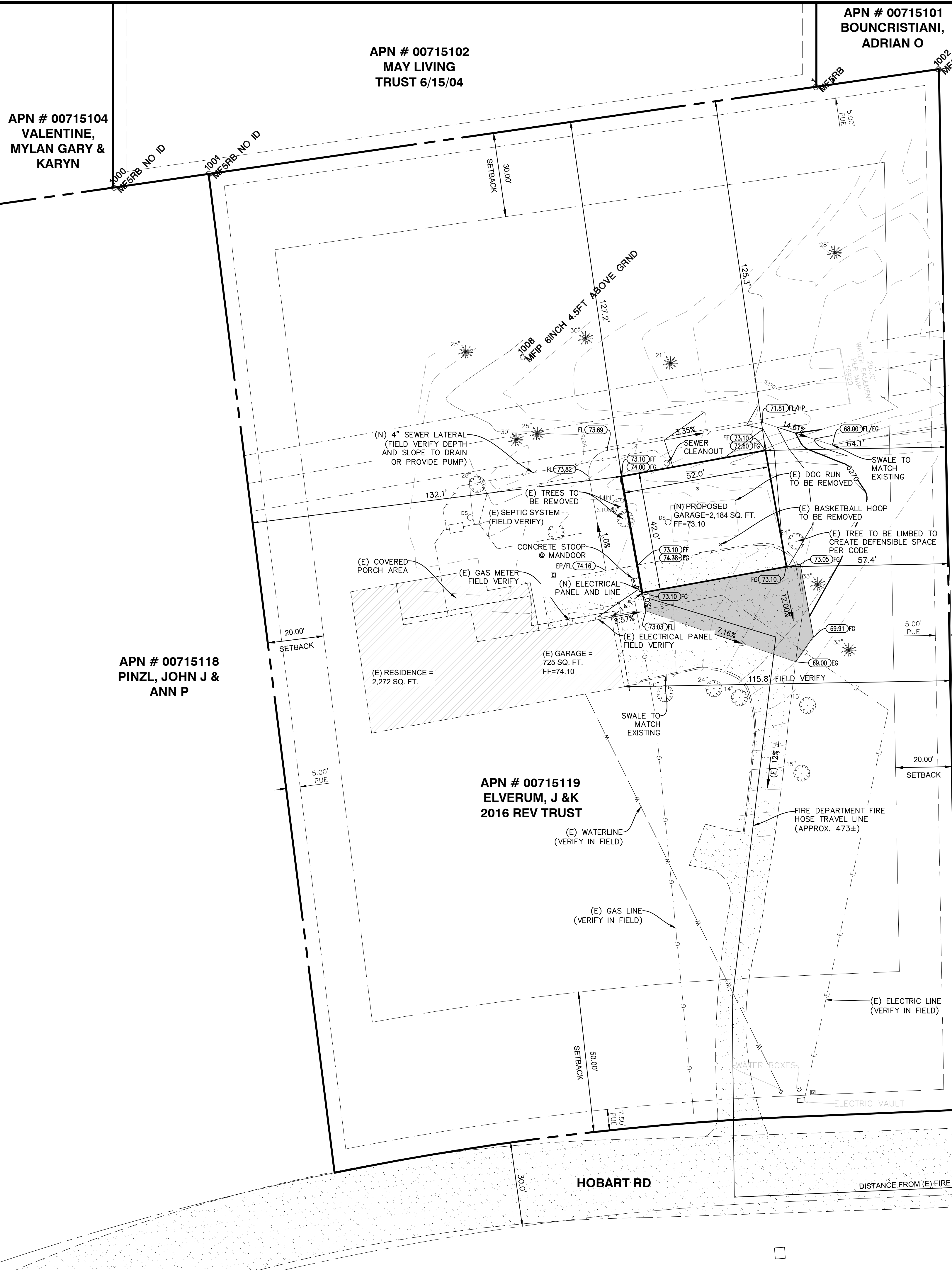
This structure will conform to this requirement as this lot is a 2.0 acre (87,120 sqft) and the allowed 5% total is 4,356 sqft of which the owner is only proposing 2,184 sq ft (2.5% of lot).

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.



APN # 00715104
VALENTINE,
MYLAN GARY &
KARYN

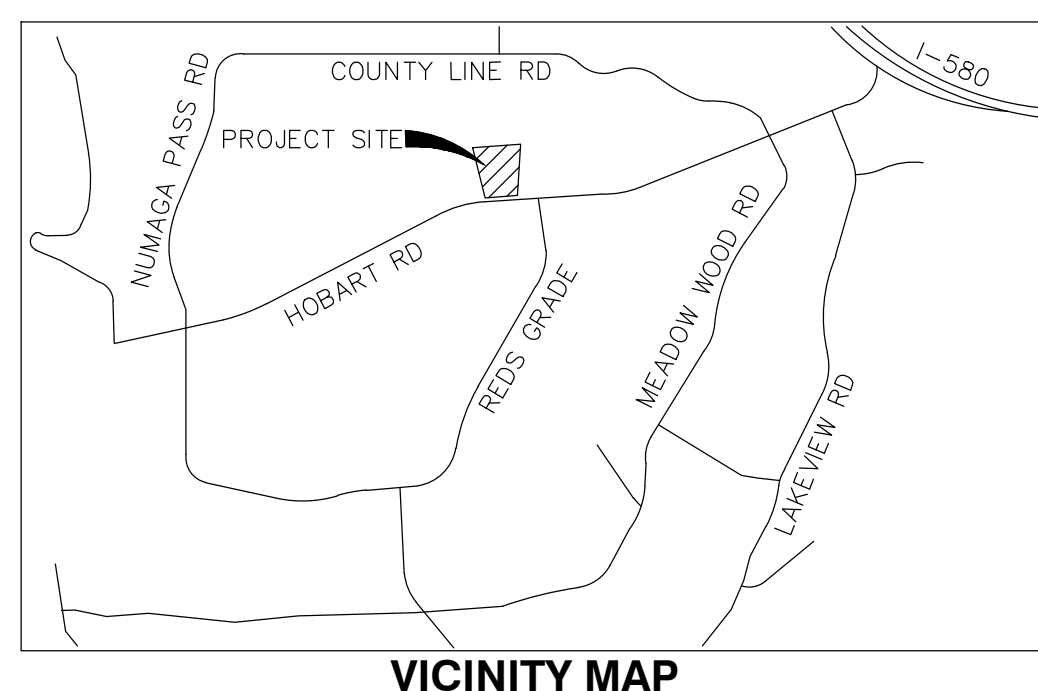
APN # 00715102
MAY LIVING
TRUST 6/15/04

APN # 00715101
BOUNCRISTIANI,
ADRIAN O

APN # 00715118
PINZL, JOHN J &
ANN P

APN # 00715119
ELVERUM, J & K
2016 REV TRUST

APN # 00715120
HANMER
MARITAL TRUST



VICINITY MAP
SCALE = N.T.S.

PROJECT DATA:

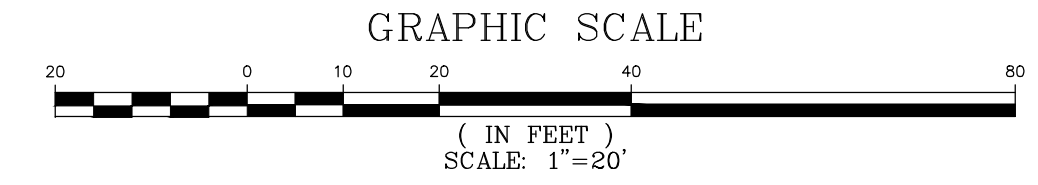
OWNER'S: JOHN AND KELLI ELVERUM, J & K 2016 REV TRUST
 LOCATION: 4000 HOBART RD, CARSON CITY, NV 89703
 PHONE: (805) 433-3924
 ASSESSOR'S PARCEL NUMBER: 007-151-19
 ZONING: SF2A
 FLOOD ZONE DESIGNATION: ZONE "X"
 PARCEL AREA: 87,120± S.F. / 2.00± ACRES
 WUI FIRE HAZARD ZONE: YES

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE OF RIGHT-OF-WAY

A.C. PAVEMENT LEGEND:

- EXIST. A.C. PAVING
- PROPOSED 2" A.C. PAVEMENT O/ 6" TYPE II BASE DRIVEWAY OR EQUAL ALL WEATHER SURFACE (PER OWNER)



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 5, TABLE 1804.2, 2012 IBC. THE ALLOWABLE SOIL PRESSURE IS 1500 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 FALLON, 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 FALLON, 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-COMBUSTIBLE 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 603.1, 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.

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 STRUCTURES, OVERHEAD ELECTRICAL FACILITIES OR UNMODIFIED FUEL IS NOT LESS THAN 10 FEET.

603.2.3 GROUND COVER:
 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 DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS AND STRUCTURES.

604.4 TREES:
604.4.1 CHIMNEY CLEARANCE:
 TREE CROWNS EXTENDING TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM 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.

604.4.2 DEADWOOD REMOVED:
 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.

Avoid cutting underground utility lines. It's costly.
Call us before you Dig
 1-800-227-2600
 UNDERGROUND SERVICE (USA)

DRAWN BY	CHECK BY
DATE	

Manhard CONSULTING
 3478 Executive Pointe Way, Suite 12, Carson City, NV 89709 Tel: (775) 882-2630 Fax: (775) 882-2582 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

ELVERUM GARAGE
 4000 HOBART RD, CARSON CITY, NV
 SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
 KETH R SHAFFER
 Exp: 06-30-20
 No. 12106

PROJ. MGR.: KRS
 PROJ. ASSOC.: AM
 DRAWN BY: RBB
 DATE: 08/08/19
 SCALE: 1"=20'

SHEET
C1
 ELVCCN01.00

August 14, 2019 - 11:40 Dwg Name: P:\Electrical\Work Area\Site Plan\Site Plan_C01.dwg Updated by: Rbowman

