

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JULY 29, 2020

FILE NO: LU-2020-0018

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 detached accessory structures with a cumulative square footage of 61.5 percent of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 1018 Arrowhead Drive, APN 008-103-07. (Heather Ferris, hferris@carson.org)

STAFF SUMMARY: The applicant is seeking to construct a guest building 712 square feet in size. The cumulative square footage of existing and proposed detached accessory structures will be 61.5% of the size of the primary structure. A guest building is a permitted accessory use in the Single Family 1 Acre zoning district, however, Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site are more than 50%, but less than 75%, of the square footage of the primary structure.

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

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days,

then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.

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

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The building size shall not exceed 712 square feet.
7. The exterior of the guest 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.

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

8. 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.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Guest Building) and 18.05.055 (Accessory Structures), CCDS Division 1.4 (Guest Building Development)

MASTER PLAN DESIGNATION: Low-Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Vacant
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: Moderate zone II, beyond 500 feet
3. SLOPE/DRAINAGE: Site rises gently from Arrowhead Drive. The area of construction is proposed

in the western portion of the lot.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.04 acres
2. PROPOSED STRUCTURE SIZE: 712 square feet
3. PARKING: Parking for guest building is required at 1 parking space per bedroom for guest buildings with multiple bedrooms.

4. SETBACKS:

Required per CCMC 18.04.190

Front: 30 feet; Side: 15 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 90 feet; Side: 28 feet (west) / 157+ feet (east); Rear: 79 feet

5. VARIANCES REQUESTED: None

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a guest building 712 square feet in size. A guest building is a permitted accessory use in the Single Family 1 Acre zoning district subject to meeting the requirements outlined in Division 1.4 of the Development Standards; however, Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site is more than 50%, but less than 75%, of the square footage of the primary structure. The subject property already contains a single-family residence approximately 1,437 square feet in size with an attached 501 square foot garage (1,938 square feet in total). The cumulative square footage of existing and proposed detached accessory structures (existing 420 square foot shed and proposed 712 square foot guest building) will be 58.4% of the size of the primary structure.

Please note, the public hearing notice and agenda indicated, in error, a cumulative square footage of accessory structures (existing and proposed) of 61.5% of the primary structure. The actual percentage, based on the application, is 58.4% as noted above.

As proposed the guest building will meet the requirements of Division 1.4 of the Development Standards. The guest building will be 712 square feet and therefore, no larger than 50% of the assessed floor area of the main residence, excluding garage, basements and other accessory structures; the setbacks and height limitations of the SF1A zoning district will be met; a minimum of 2 parking spaces are provided on-site for the guest building; and the guest building will be consistent and compatible with the design and materials of the main residence.

The surrounding properties are of similar size and have been developed with residential uses, with the property to the east being vacant. It is common for properties in the Single Family 1 Acre and larger zoning districts to have larger accessory structures and/or a cumulative square footage of accessory structures that is more than 50% the size of the primary structure. These accessory structures may include guest buildings, barns, garages, RV storage, carports, and sheds. Therefore, the 1,132 cumulative square footage of the existing shed and the proposed guest building is in keeping with other properties in the area.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 38 adjacent property owners within 650 feet of the subject site on July 8, 2020. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on July 29, 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 provided the following conditions of approval are met:

- The project must meet all Carson City Code and Development Standards including but not limited to the following:
 - Per CCDS 12.12, driveway aprons must be installed on both driveway entrances, and at least the first 20 feet of the driveway paved. The remainder of the driveway must be compacted base or similar. The driveway aprons must meet the City's standard detail for rural driveway aprons.

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 no impact to the city sewer or water system. The impacts to the storm drain system are negligible.

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 meet Carson City Development Standards for safety and welfare.

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 is in the identified Wildland Urban Interface area of Carson City.
2. Project must comply with the 2018 IWUIC and northern Nevada wildland urban interface amendments as adopted by Carson City.
3. The most remote part of the proposed building must be within 1000 feet, as measured by vehicle travel, from the closest water supply or provide fire sprinklers. Project is more than 1000 feet from the closest fire hydrant.

4. Project must comply with the construction material requirements of the above wildland urban interface codes and amendments.

Health Department:

Our office does not have any historical plans that show the location of the current Individual Sewage Disposal System (ISDS) disposal field.

The accessory structure must be connected to the current ISDS. There must be a fixture count done that includes the current plumbing in and the proposed plumbing to see if the current ISDS can be used for both structures.

In accordance with **NAC 444.7503 “Accessory structure” defined.** (NRS 439.200, 444.650) “Accessory structure” means a building or structure, including, without limitation, a workshop, a home office, guest quarters, a pool house and a garage, that:

1. Is separate from a single-family dwelling; and
2. Does not include both a bathroom unit and a kitchen unit.

The proposed accessory structure can only have a restroom or a kitchen unit. It cannot have both.

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 guest building 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. Guest buildings and other detached accessory structures are common in such areas.

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

The proposed guest building 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 cumulative square footage of accessory structures, not the use itself. Detached accessory structures such as guest buildings, garages, shops, and sheds are common on larger single-family lots in rural areas. There are several properties in the area with multiple detached accessory structures, including guest buildings. Division 1.4 of the Development Standards provides standards for development of guest buildings. The construction of this guest building will be required to meet all pertinent standards.

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

A guest building is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of a guest building will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use 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 guest building is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of a guest building will have no impact on existing public water or sewer services. The site utilizes a private well and an individual sewage disposal system. 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 guest building. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the 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.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Guest buildings are permitted accessory uses in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 712 square foot guest building and the existing 420 square foot shed is 58.4% of the size of the primary residence. The primary residence is a single story of 1,938 square feet (including the attached garage). The proposed guest building will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district.

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

A guest building is a permitted accessory use in the Single Family 1 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is in excess of 50%, but less than 75% of the size of the primary structure. The cumulative square footage of accessory structures 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 guest building which will ensure the structure will be built to current standards.

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

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as guest buildings are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but less than 75% of the size of the primary structure an Administrative Permit is required. The proposed 712 square foot guest building and existing 420 square foot shed is 58.4% of the size of the primary residence. The primary residence is a single story of 1,938 square feet (including the attached garage). The proposed guest building will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district.

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 or accessory structures with a larger cumulative square footage. There are several properties in the area with multiple detached accessory structures, including guest buildings. 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

Application (LU-2020-0018)

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

FILE # ADM - 18 -

ADMINISTRATIVE PERMIT

APPLICANT **PHONE #**
 William Bowman 775-843-3130

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

MAILING ADDRESS, CITY, STATE, ZIP
 1018 Arrowhead Dr Carson City NV 89706

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)**
- Application Form ✓
 - Site Plan ✓
 - Written Project Description ✓
 - Administrative Permit Findings ✓
 - Applicant's Acknowledgment Statement ✓
 - Master Plan Policy Checklist ✓
 - Documentation of Taxes Paid-to-Date

EMAIL ADDRESS
 wbowman588@yahoo.com

PROPERTY OWNER **PHONE #**
 Same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

CD or USB DRIVE with complete application in PDF

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP

Submission Deadline: Anytime during business hours.

EMAIL ADDRESS
 wbowman588@yahoo.com

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

Project's Assessor Parcel Number(s): 008-103-07	Street Address 1018 Arrowhead Dr Carson City NV 89706
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Project's Current Master Plan Designation 200 Single family residential	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Louise Dr. / Emerson Dr.
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Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

I propose to construct a 712 square foot guest home on my property. The home will be occupied by my daughter and granddaughter.

PROPERTY OWNER'S AFFIDAVIT

I, William Bowman, 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.

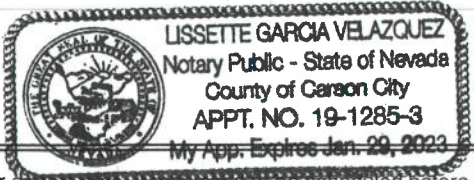
William Bowman Signature 1018 Arrowhead Dr Carson City NV 89706 Address 6-22-2020 Date

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

STATE OF NEVADA)
 COUNTY Carson City)

On June 22, 2020, *William Leonard Bowman*, 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.

[Signature]
 Notary Public

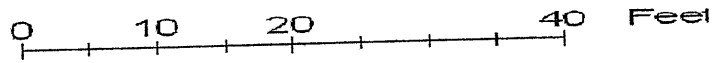


*NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the

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.

William Bowman
Applicant's Signature

William Bowman
Print Name

6/23/2020
Date

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

The proposed guest home is not related to either a non-residential or multi-family residential development. The guest house is located on a parcel zoned SF1A and is an allowable use in that zoning designation, therefore the project will conform with the goals and objectives of the Carson City Master Plan.

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 adverse impacts such as noise, vibrations, fumes, odors, dust or physical activity.

- A. All adjoining properties to the project site have the same land use and zoning designation as the subject property.
- B. Two of the adjoining properties to the subject parcel already have existing guest homes. The location of the proposed guest house is well beyond the required setbacks. The existing landscaping is extensive and mature which will shield the view of the house from surrounding properties. The occupants of the proposed home already reside at the present home. Access to the guest house will be from the existing driveway. The proposed guest house is similar in style to the existing home.
- C. As previously stated, the proposed guest house will be somewhat secluded on the property and shielded by mature landscaping. The occupants of the guest house currently reside at this property so there will be no additional occupants at this property.
- D. Any lighting associated with guest house should be shielded from any neighbors by existing landscaping.
- E. There is no additional landscaping proposed but the existing landscaping surrounding the project site has been in place for approximately 50 years.
- F. The proposed guest house will have no significant impact to the people of Carson City.

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

There will be no impact to the existing pedestrian or vehicular traffic as the occupants currently reside at the property and access to the new guest house will be from the existing driveway so exiting from Arrowhead Drive to the property will not be changed or modified.

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. The proposed guest house will have no affect on the school district. My granddaughter that currently resides at the existing house has been and will continue to be a student at Carson Montessori School.

- B. The guest house will have no impact the police or fire protection.
- C. The proposed guest house will be serviced by the existing well and septic systems. The submersible pump and pipe were replaced last year, and the system is in superb condition.
- D. The building site for the proposed guest house is basically level so will require only minor grading for construction purposes. There would be no significant changes to the existing drainage conditions.
- E. The existing septic system has a 1,000-gallon tank and of adequate size for the proposed guest house (see attached).
- F. There are no improvements to the existing Road required for this project.
- G. I based the information provided on information obtained from City staff and experience I gained from 20 plus years as the encroachment permit coordinator for the Department of Transportation. As the permit coordinator I obtained a general working knowledge of construction and engineering practices.

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.

The proposed guest house is located on a 1-acre parcel that is zoned SF1A. The guest house will be occupied by family members of the property owner(daughter and granddaughter). The guest house is an accessory permitted use as outlined under CCMC 18.04.055. The proposed project site complies with the site development standards (CCMC 18.04.190). The primary building is 1437 square feet. 50% of that area would leave 718.5 square feet available for the guest home except that there already exists a 420 square foot storage building. That being the case, in order to build the proposed 712 square foot guest home, I am submitting this application for an Administrative Permit to allow for the additional square footage requested above the standard.

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

As stated previously, the property will be occupied by the same number of people and in fact the same people that currently reside on the property. That being the case there will be no impact to the community.

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

Other than the additional square necessary for this project the proposed guest house will meet all site development standards and conform with acceptable uses under the SF1A zoning. Neighboring parcels have similar structures on their properties that have been in place for many years.

Accessory Structures - Fixture Count Worksheet

I. Instructions

1. Fill in all of the shaded boxes to the best of your ability, hover over cells with a red triangle in the top right corner for further explanation

II. Codes & Calculations

NAC 444.7503 "Accessory structure" defined. (NRS 439.200, 444.650) "Accessory structure" means a building or structure, including, without limitation, a workshop, a home office, guest quarters, a pool house and a garage, that:

1. Is separate from a single-family dwelling; and
2. Does not include both a bathroom unit and a kitchen unit.

(Added to NAC by Bd. Of Health by R100-07, eff. 10-31-2007)

NAC 444.815 Plumbing accessory structure into system serving single-family dwelling. (NRS 439.200, 444.650)

1. An accessory structure may be allowed to plumb into an individual sewage disposal system that serves a single-family dwelling if:
- (a) The accessory structure is used in conjunction with the single-family dwelling; and
 - (b) The septic tank has sufficient capacity to accommodate the total number of fixtures in the accessory structure and the single-family dwelling, as determined by the following table:

Type of Fixture	Fixture Units	Number of Existing Fixtures	Number of Proposed Fixtures
Bathtub	2	1	1
Bidet	2	0	0
Drinking fountain	1	0	0
Floor drain	2	0	0
Interceptor:			
For items such as grease, oil or solids	3	0	0
Laundry tub	2	0	0
Machine for washing clothes	2	1	1
Sewer connection for a recreational vehicle	6	0	0
Shower, single stall	2	1	0
Sink:			
Bar, private (1 1/2-inch or 38.1-millimeter minimum waste)	1	0	0
Bathroom (single)	1	2	1
Bathroom (double)	2	0	0
Kitchen, with or without dishwasher (2-inch or 50.8- millimeter minimum waste)	2	1	1
Service	3	0	0
Toilet	6	2	1
Urinal	2	0	0

Total Adjusted Fixture Units	22	13
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2. For the purposes of this section, each fixture unit must be rated at 25 gallons.
(Added to NAC by Bd. Of Health by R100-07, eff. 10-31-2007)

III. Suitability of Existing Septic Tank

Existing septic tank size (in gallons)	1000
Required minimum septic tank size based on a fixture count of both the existing and proposed fixtures	875
Existing septic tank is suitable if the box to the right turns GREEN and the number is less than or equal to zero, existing septic tank is not suitable if the box to the right turns RED and the number is negative	125

Carson City Property Inquiry

Property Information

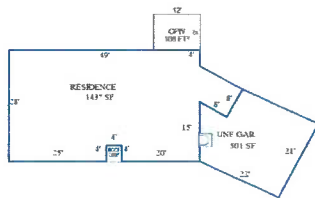
Parcel ID	008-103-07	Parcel	1.0400
Tax Year	2020 ▾	Acreage	
Land Use	RES	Assessed Value	50,559
Group		Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF1A	Fiscal Year (2020 - 2021)	
Tax District	024	Total Unpaid All Years	\$0.00
Site Address	1018 ARROWHEAD DR		

[Pay Taxes](#)

Public Notes FIREPLACE, ROOFED PORCH, LIVING RM, DINING RM

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments

Assessor Descriptions

No Personal Exemptions

No Billing Information

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
+	(2019 - 2020)	\$1,361.25	\$1,361.25	\$0.00	2/28/2020
+	(2018 - 2019)	\$1,321.60	\$1,321.60	\$0.00	2/27/2019
+	(2017 - 2018)	\$1,283.13	\$1,283.13	\$0.00	2/22/2018

[Show 21 More](#)

Tiny House Plan Under 25' Wide



712

Heated S.F.



2

Beds



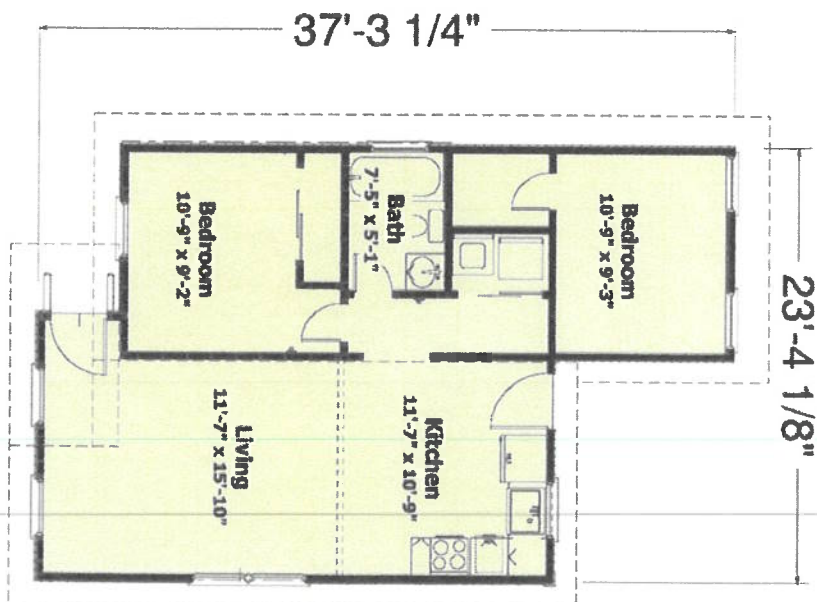
1

Baths



1

Floors



Main Level

Floor

About T

008-103-03

008-103-04

008-103-08

10' PUE

DHE & DHT PROPOSED

OHE & DHT EXISTING

EXISTING

28'

23'

PROPOSED

GUEST HOME
712 S.F.

27'

49'

EXISTING HOME
1437 S.F.

34'

WELL

28'

50 S.F.
GARAGE

52'

PROPOSED
PARKING

LEACH FIELD

1,000
SEPTIC

15'

37'

22'

EXISTING
PARKING

55'

21'

130.35'

60'

008-107-04

LOUISE
DRIVE

60'

008-108-01

