

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2020

FILE NO: LU-2020-0037

AGENDA ITEM: E.2

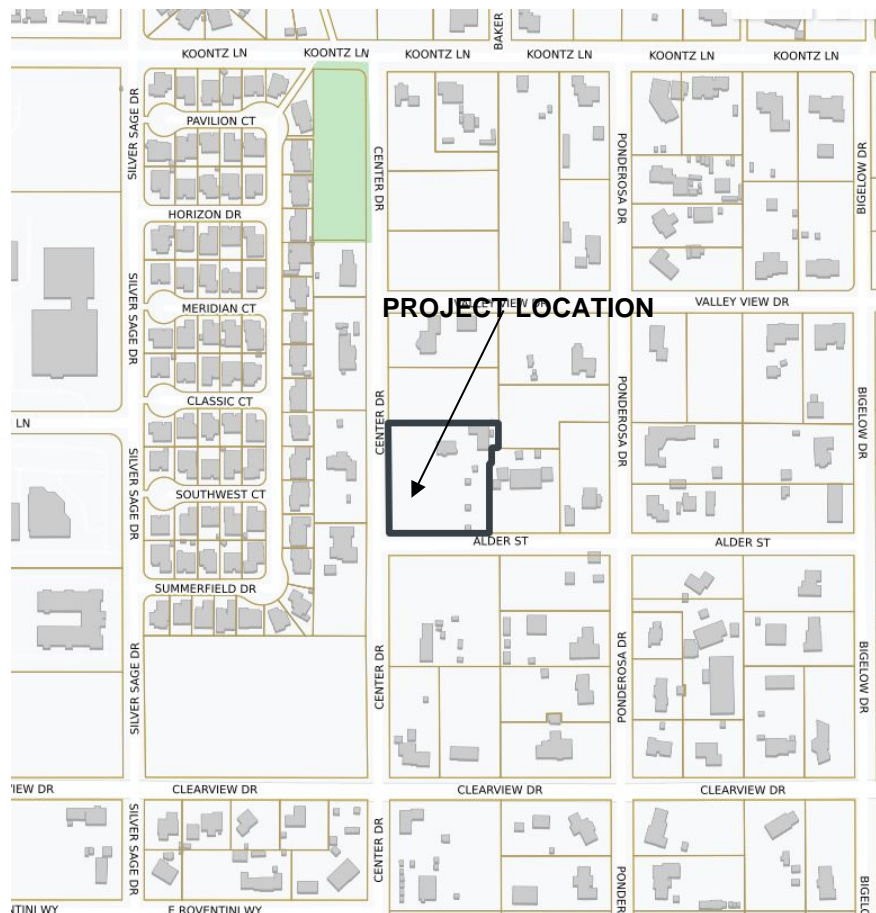
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a 2,009 square foot barn that will cause the cumulative square footage of the accessory buildings to be 225 percent of the size of the primary residence and 5.25 percent of the parcel size, on property zoned Single Family One Acre (SF1A), located at 4071 Center Drive, APN 009-142-12. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a 49 foot by 41-foot barn. Per CCMC 18.05.055.7, as the cumulative square footage of the accessory structures will exceed 75 percent of the total square footage of the primary building, a Special Use Permit is required. Additionally, per CCMC 18.05.055.8, as the lot coverage of accessory buildings will exceed five percent of the parcel size, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PROPOSED MOTION: "I move to approve Special Use Permit LU-2020-0037, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the Special Use Permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division thirty 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.
5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. Any other detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.055 (Single Family 1 acre); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single-family 1 acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 1 acre / vacant
EAST: Single-family 1 acre / single family residence
SOUTH: Single-family 1 acre / single family residence
WEST: Single-family 21,000 / single family residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Beyond 500 feet, Zone III (moderate severity)
3. SLOPE/DRAINAGE: Flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.937 acres
2. PROPOSED STRUCTURE SIZE: 2009 square feet
3. PROPOSED STRUCTURE HEIGHT: 20 feet
5. REQUIRED SETBACKS: 30 feet from front; 15 feet from side; 20 feet from street side; and 30 feet from rear. As proposed, the structure meets these setbacks.

6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is seeking to construct a 2,009 square foot barn. The primary structure on the site (a home) is 1,972 square feet. There are existing detached accessory buildings on-site, including a 1,776 square foot detached garage and 5 small sheds/horse shelters, totaling 648 square feet.

The proposed barn will result in the cumulative area of the detached structures being 225 percent of the square footage of primary building, and the coverage of the detached structures will be 5.25 percent of the lot area.

An accessory structure, such as a barn, is a permitted accessory use in the Single Family 1 acre zoning district; however, per CCMC 18.05.055.7, if the cumulative area of the accessory structures is more than 75 percent of the size of the primary structure a Special use Permit is required. Additionally, per CCMC 18.05.055.8, if the cumulative area of accessory structures exceeds five percent of the parcel size on parcels 21,000 square feet or greater, a Special Use Permit is required.

Per the provisions of 18.02.080, the Planning Commission has the authority to approve a Special Use Permit upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 84 property owners within 600 feet of the subject site on October 9, 2020. As of the date of writing of this report no public comments have been received regarding this application. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 28, 2020 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

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

Engineering Division

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

- The project must meet all applicable Carson City Development Standards and Standard Details including, but not limited to, the following:
 - The project must not adversely impact surface drainage patterns.

ENGINEERING DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

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

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

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

Development Engineering has no comment on this finding.

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

The project will have a negligible impact to vehicular and pedestrian traffic.

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

The project will have no impact to City sewer or water, and negligible impact to storm drainage.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

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

Development Engineering has no comment on this finding.

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

The plans and reports provided were adequate for this analysis.

Fire Department:

Project must comply with the International Fire Code and Northern Nevada Fire Code as adopted by Carson City.

Building Division:

Project must comply with the 2018 I-Codes, and Northern Nevada Fire Code as adopted by Carson City.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The subject property is designated as Low-Density Residential. The primary uses associated with the Low-Density Residential master plan land use designation include single family residences. The primary use of the subject site is a single-family residential use, and the proposed barn will not change the land use, as it will be accessory to the single-family residential use.

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 keeping of horses is allowed in the Single-family 1-acre zoning district. The proposed barn will be used to house the property owner's horses and associated equipment and personal items. The barn will not cause objectionable noise, vibrations, fumes, odors, dust or glare.

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

A proposed barn will not constitute a change of use. The land use will still be a single-family home with the trips associated with a single-family home use. The barn will allow for horses, equipment, and personal items to be housed/stored within an enclosure.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

The proposed project will not impact schools, police or fire protection.

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.

Accessory structures incidental to the primary use are allowed in the Single-Family 1-acre zoning district. The proposed location complies with required setback and the proposed height complies with the maximum height of 26 feet. The building will require a building permit and need to comply with all City standard.

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

The barn structure will not be detrimental to public health, safety, convenience and welfare. It will house the property owner's horses, equipment, and personal items in an enclosure.

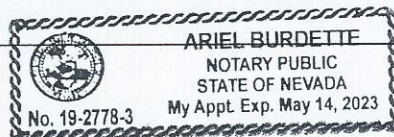
7. Will not result in material damage or prejudice to other property in the vicinity.

The proposed barn will not result in material damage or prejudice to other property in the vicinity. The building will comply with the required setbacks and the height limitations.

Attachments:

Application (LU-2020-0037)

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 18.02.080	
FILE # 775 882-6591		SPECIAL USE PERMIT	
APPLICANT Connie L Creech PHONE # 775-560-4793		FEE*: \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff	
MAILING ADDRESS, CITY, STATE, ZIP 4071 Center Drive Carson City NV 89701		<input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Detailed Written Project Description <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input checked="" type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering) <input type="checkbox"/> CD or USB DRIVE with complete application in PDF	
EMAIL ADDRESS connielow@prodigy.net			
PROPERTY OWNER Kenneth & Connie Creech Family Trust PHONE #			
MAILING ADDRESS, CITY, STATE, ZIP 4071 Center Drive Carson City NV			
EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE PHONE #		<input type="checkbox"/> Application Received and Reviewed By:	
MAILING ADDRESS, CITY STATE, ZIP		Submittal Deadline: Planning Commission application submittal schedule.	
EMAIL ADDRESS		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
Project's Assessor Parcel Number(s): 009-142-12		Street Address 4071 Center Drive Carson City NV	
Project's Master Plan Designation		Project's Current Zoning SFIA	Nearest Major Cross Street(s) Alder Street
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.			
PROPERTY OWNER'S AFFIDAVIT I, <u>Connie L. Creech</u> , being duly deposited, 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. <u>Connie L. Creech</u> <u>4071 Center Dr.</u> <u>9/16/2020</u> Signature Address Date <u>Carson City, NV 89701</u> Use additional page(s) if necessary for additional owners.			
STATE OF NEVADA) COUNTY <u>Carson City</u>) On <u>Sept. 16th</u> , 2020, <u>Connie Creech</u> , 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. <u>Ariel Burdette</u> 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.			



Kenneth & Connie Creech Special Use Project

Build a safe and affordable barn for housing horses and barn equipment.

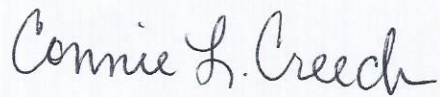
We propose building a 48' X 40' horse barn out of durable fire safe material.

It will match existing buildings on the property and the natural landscape will be preserved.

This is a horse friendly neighborhood and will not impact any utilities or Carson City services. It has no electrical or plumbing.

This barn is for private use for my own animals and equipment.

Thank You

A handwritten signature in cursive script that reads "Connie L. Creech". The ink is dark and the signature is fluid.

Connie L Creech

Special Use Permit Application Findings

1. This MD Barn project is consistent with the objectives of the Master Plan elements.

Chapter 3: Balanced Land Use Pattern

- The project uses sustainable top grade raw building materials engineered to be the safest and strongest in the market place. These materials are fire resistive.
- This project protects existing site features of the natural landscape and does not require removal of any mature trees on the property.
- This project is sited outside of the floodplain and is well within the required setbacks

Chapter 4: Equitable Distribution of Recreational Opportunities.

- This project does is not applicable to recreational opportunities in the neighborhood.

Chapter 5. Economic Vitality

- This project is not applicable to economic development.

Chapter 6. Livable Neighborhoods and Activity Centers

- This project uses sustainable top grade raw building materials engineered to be the safest and strongest in the market place. These materials are fire resistive.
- This project promotes variety and visual interest through the incorporation of varied building styles and colors. The MD Barn has intelligent design, unsurpassed quality and uncommon beauty.

Chapter 7. A Connected City

- This project is not applicable to linking neighborhoods, parks, schools etc.

2. This 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. This is a two acre property located in a residential neighborhood with all adjoining properties zoned SF1A.

B. There are numerous horse owners in this neighborhood with barns on their property. This barn is similar in physical appearance to others in the neighborhood and will match the existing buildings on the property.

C. This is a horse friendly neighborhood and this barn is for private use. It will not be detrimental to the use, peaceful enjoyment or development of surrounding properties.

D. There will not be outdoor lighting.

E. The project will preserve the existing landscape of sagebrush and mature trees. No other landscaping is proposed.

F. This project does not have a benefit to the people of Carson City other than contributing to sustaining property values.

3. This project will have no impact on vehicular or pedestrian traffic.

4. This project will not affect existing public services, improvement or facilities. It is made out of fire resistive materials which will not ignite and burn when subjected to fire.

5. This project meets standards set forth in the Carson City Municipal Code, Title 18 for properties zoned SF1A under the Accessory Permitted uses. This includes Accessory Farm Structure, Agriculture Use and Animals and Fowl. This property is a 2 acre lot. The proposed barn will meet the Intensity and Dimensional standards. 120' Width, 360'Depth, 32'height / Setbacks 30'front, 15'side, 20'street, 30'rear.

6. This project will not be detrimental to the public health, safety, convenience and welfare.

7. This project will not result in material damage or prejudice to adjacent properties.

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

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)?



PREPARED FOR:

PROJECT: CREECH FAMILY TRUST
ADDRESS: 4701 CENTER DR
LOCATION: CARSON CITY, NV

TABLE OF CONTENTS

G1 COVER SHEET
S101 FLOOR PLAN
S102 FOUNDATION PLAN
S103 ROOF PLAN
S201 SECTION/ELEVATIONS
S501 DETAILS
S502 DETAILS
S503 DETAILS
S504 DETAILS

LOADING INFORMATION

DEAD LOAD : 2.5 PSF
ROOF LIVE LOAD : 20 PSF
SNOW LOAD : 30 PSF
ULTIMATE DESIGN WIND SPEED: 130 MPH
WIND EXPOSURE : C
DESIGN WIND PRESSURE FOR
COMPONENTS AND CLADDING : 47.8 PSF, 60.6 PSF,
TYPE OF OCCUPANCY : U
TYPE OF CONSTRUCTION : V, ONE STORY, APPR. 20'-0" HIGH
FLOOR AREA: 2003 FT²

GENERAL NOTES :

THESE NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON PLANS:

1. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, A.I.S.C. AND/OR THE LOCAL BUILDING CODE
2. DESIGN SOIL BEARING PRESSURE VALUE IS 1500PSF FOR DEAD LOAD PLUS LIVE LOAD. FOUNDATION DETAILS SHOWN ARE BASED ON MINIMUM CODE REQUIREMENTS. FOUNDATION IS SUBJECT TO APPROVAL BY LOCAL ENFORCEMENT AGENCY DUE TO SPECIAL AND/OR SITE CONDITIONS PRESENT.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST A.W.S. SPECIFICATIONS. NO FIELD WELDING.
4. ALL COLD FORMED STEEL MEMBERS SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE ON PLAN.
5. ALL SELF-DRILLING SCREWS (TEK) SHALL BE VS BRAND AS MANUFACTURED BY DB BUILDING FASTENERS, INC. (ICC-ES # ER-5617)
6. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY DETAILED.
7. MATERIALS :

	ASTM DESIG.:	MINIMUM YIELD (U.N.):
LIGHT GAGE TUBES	A500	Fy = 50. KSI
2"x 3" PURLINS AND RAFTERS	A500, GRADE C	Fy = 65. KSI
COLD FORMED LIGHT GAGE SHAPES	A653	Fy = 50. KSI
ROOF AND WALL SHEETING	A446,A792	Fy = 50,80 KSI
STRUCTURAL STEEL PLATE	A572 OR A36	Fy = 50. KSI
ROLLED MILL SHAPES	A36	Fy = 36. KSI
BRACING	A36	Fy = 36. KSI
MACHINE BOLTS	A307	Fy = 36. KSI

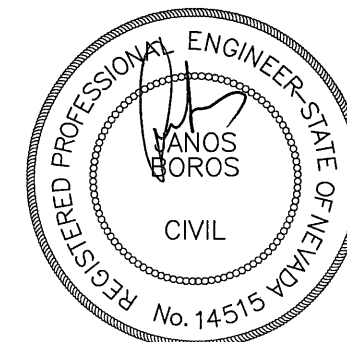
MATERIAL OF EQUAL, OR BETTER GRADE, MAY BE SUBSTITUTED FOR MATERIALS SHOWN.

CONCRETE NOTES:


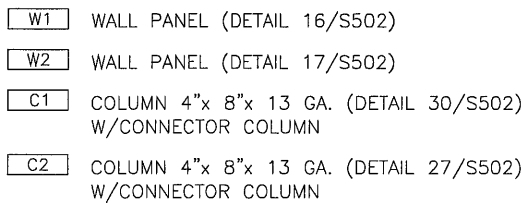
1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI @ 28 DAYS USING AT LEAST 5 SACKS OF CEMENT PER YARD AND NO MORE THAN 7 1/2 GALLONS OF WATER PER SACK OF CEMENT.
2. ALL FOOTINGS SHALL REST 24 IN. MIN. BELOW NATURAL GRADE AND FINISHED GRADE, WHICHEVER IS LOWER. ALL FOOTINGS SHALL REST ON FIRM, UNDISTURBED SOIL. WHERE FROST LINE DEPTH MAY PRESENT A PROBLEM, OWNER SHALL CONSULT WITH LOCAL BUILDING DEPARTMENT FOR RECOMMENDATIONS AS TO REQUIRED DEPTH OF FOOTING.
3. FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL/COLUMN UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL PROJECT FROM THE SAME ELEVATION. DO NOT CUT OUT FOR DOOR OPENINGS.
5. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.
6. CONTRACTOR SHALL INFORM MD/BM OF ANY DISCREPANCIES, OMISSIONS OR ERRORS ON THE PLAN, BEFORE CONSTRUCTION.
7. MD/BM ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL.
8. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW AND SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED ENGINEER.
11. ALL CONSTRUCTION JOINTS SHALL BE KEYED OR DOWELED.
12. IF EXPANSIVE SOILS ARE ENCOUNTERED ON THE JOB SITE MD/BM SHALL BE NOTIFIED IMMEDIATELY

FOR BUILDING PERMIT

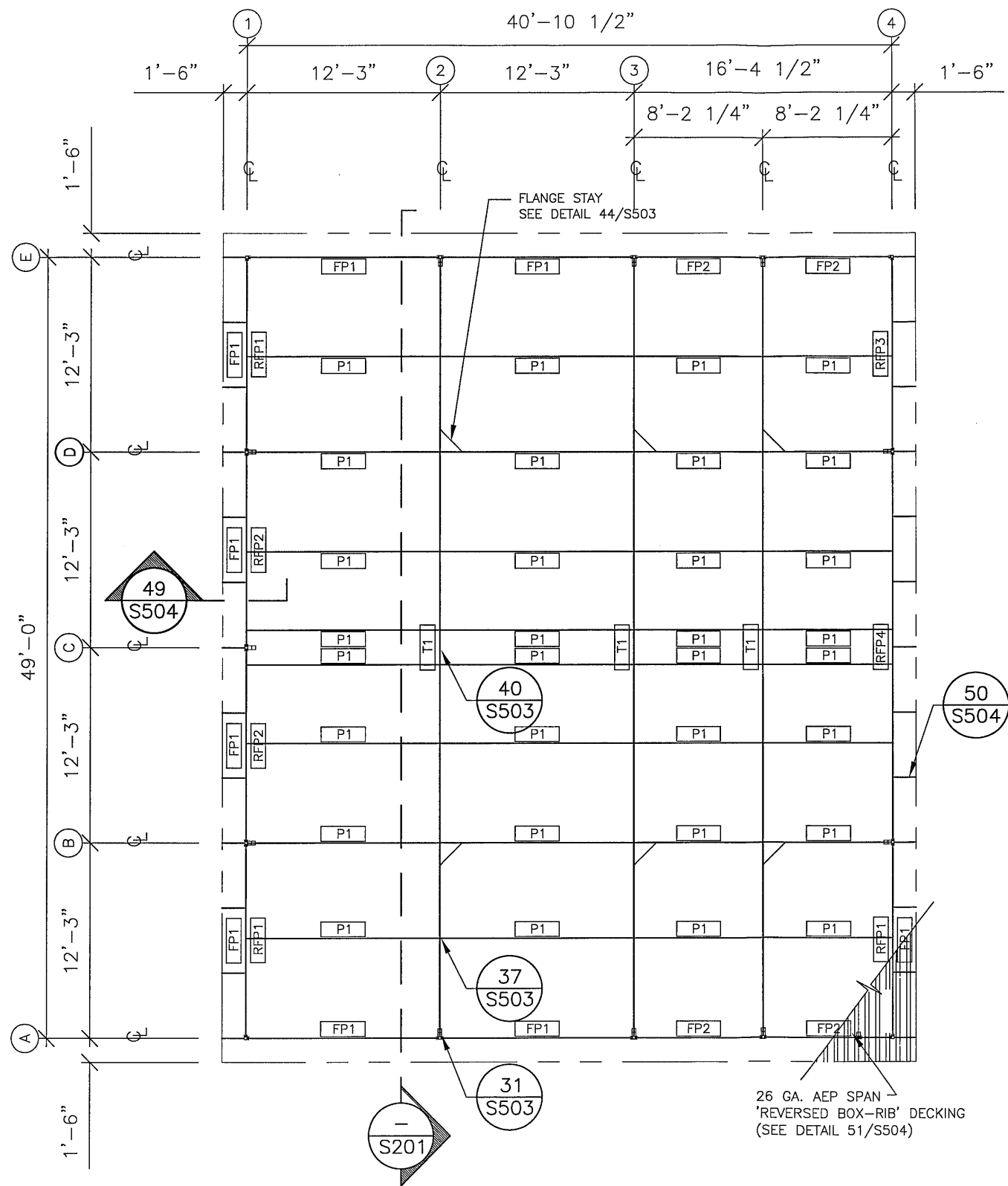
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL FOR INSTALLATION UNLESS THE FABRICATOR APPROVES IT AS SUCH.



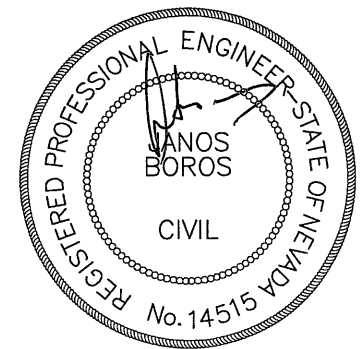
EXP. 12/31/2020
05-27-2020

A circular professional engineer seal for the State of Nevada. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA". Inside this ring, the name "JANOS BOROS" is printed, with a handwritten signature over it. Below the name, the word "CIVIL" is printed. At the bottom of the seal, the number "No. 14515" is printed.


EXP. 12/31/2020
05-27-2020



- P1 (32 PCS) PURLIN: [8"x 2 1/2"x 16 GA.
- RFP1 (3 PCS) RAKED FILLER PANEL (SEE DETAIL 20/S502)
- RFP2 (2 PCS) RAKED FILLER PANEL (SEE DETAIL 21/S502)
- RFP3 (1 PCS) RAKED FILLER PANEL (SEE DETAIL 22/S502)
- RFP4 (1 PCS) RAKED FILLER PANEL (SEE DETAIL 23/S502)
- FP1 (9 PCS) FILLER PANEL (SEE DETAIL 26/S502)
- FP2 (4 PCS) FILLER PANEL (SEE DETAIL 19/S502)
- T1 (3 PCS) FREESPAN TRUSS (SEE DETAIL 60/S504)



EXP. 12/31/2020
05-27-2020



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ROOF FRAMING PLAN

CREECH FAMILY TRUST
4071 CENTER DR
CARSON CITY, NV
GABLE BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 05-13-20

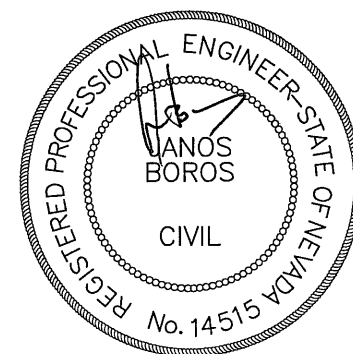
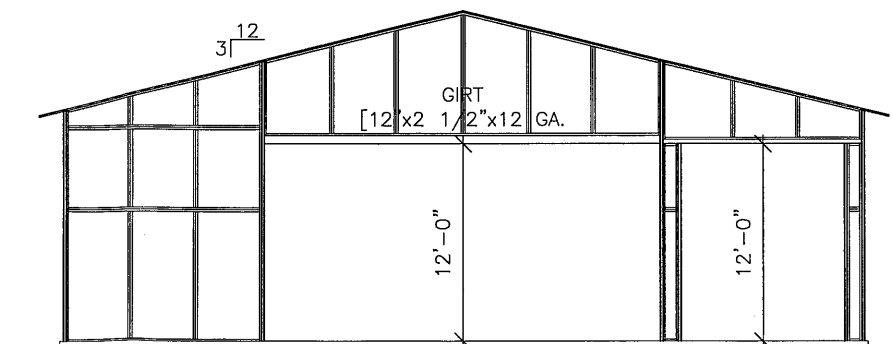
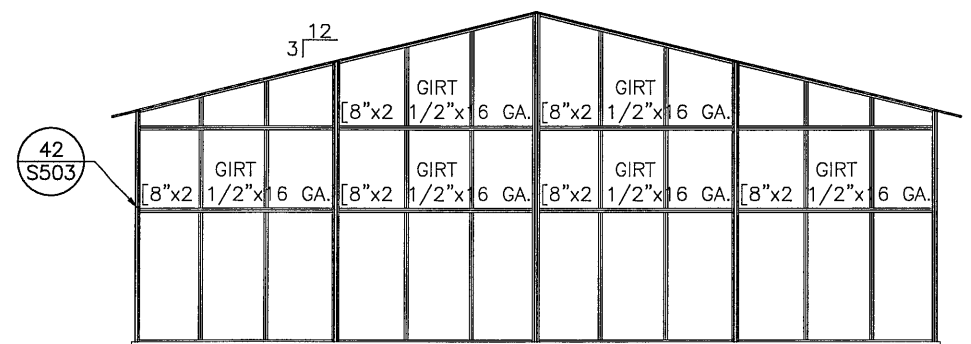
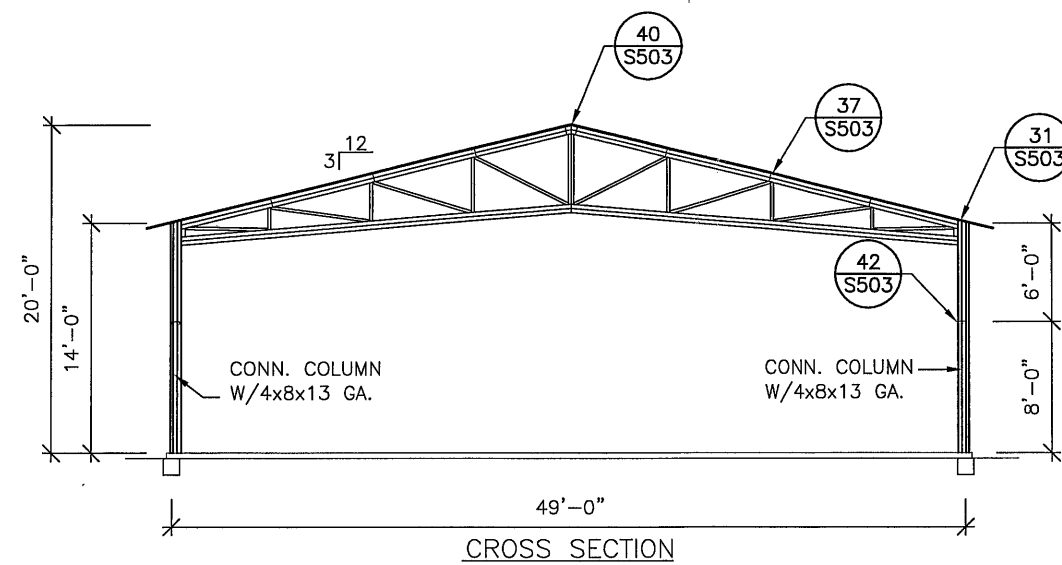
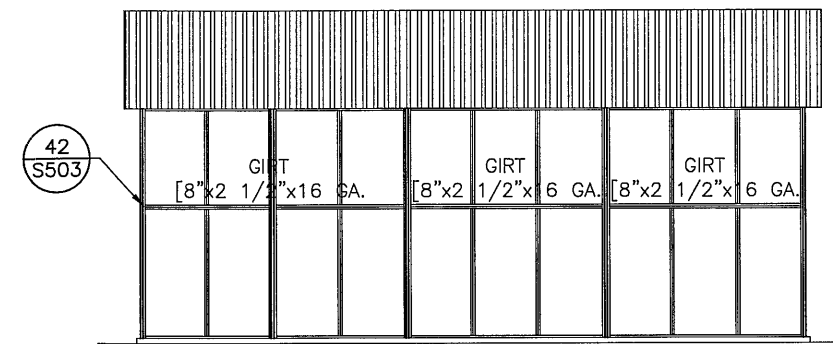
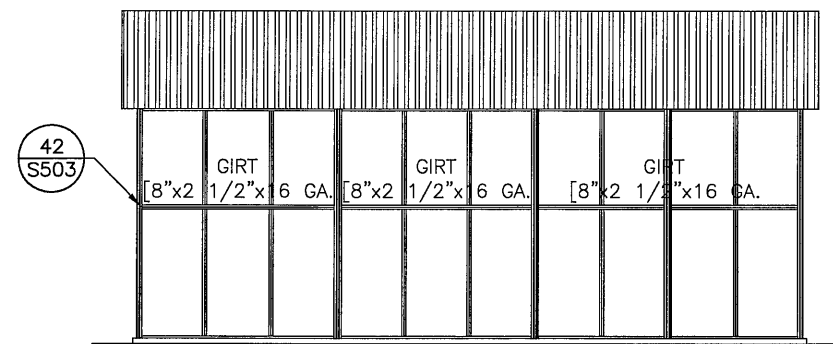
DRAWN BY: OM

CHECKED BY:

SCALE: NONE

DRAWING NUMBER:
29119-20

S103

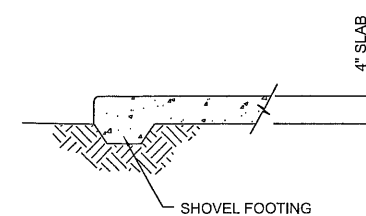
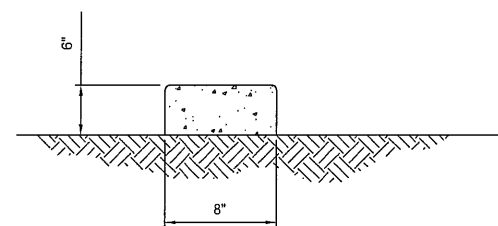
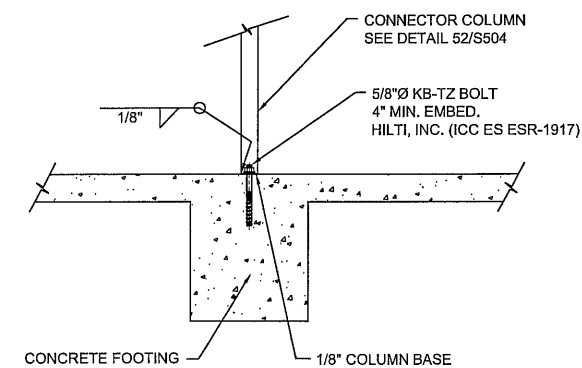
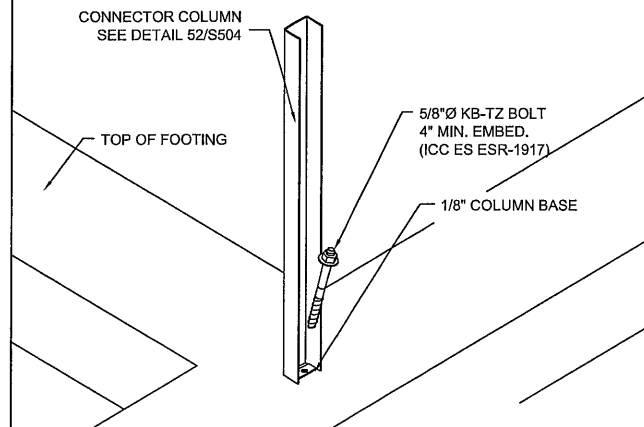
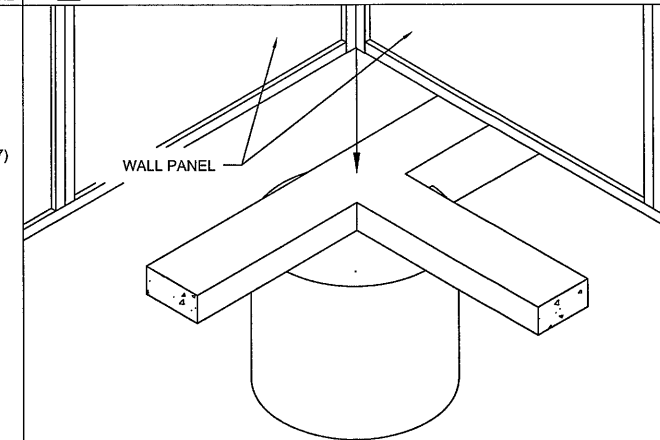
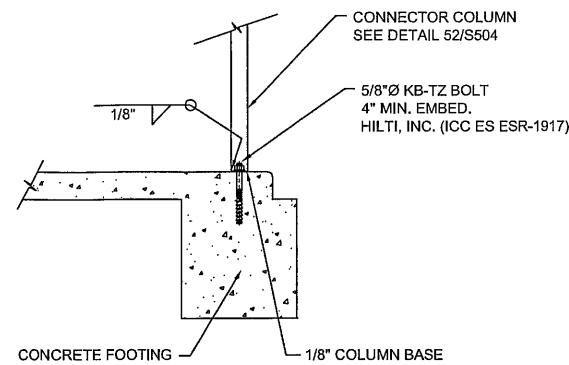
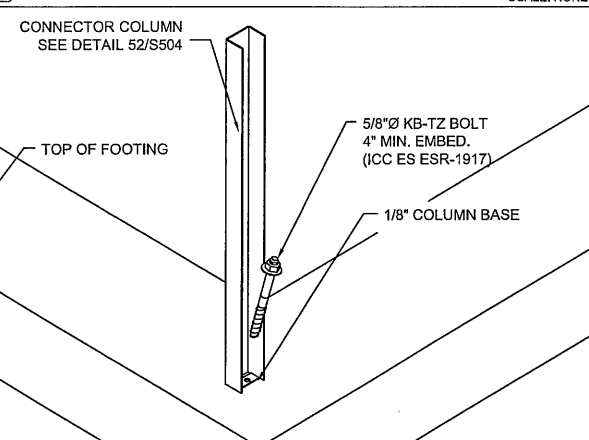
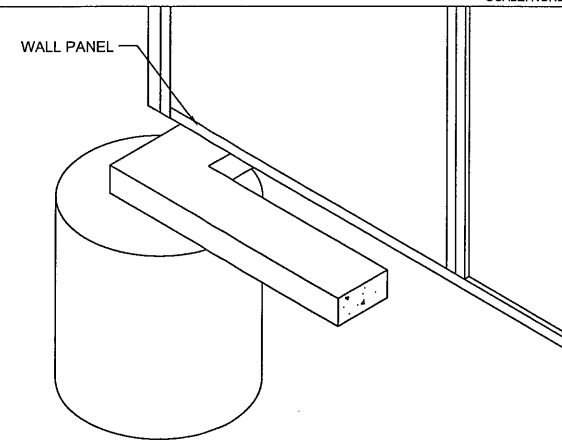
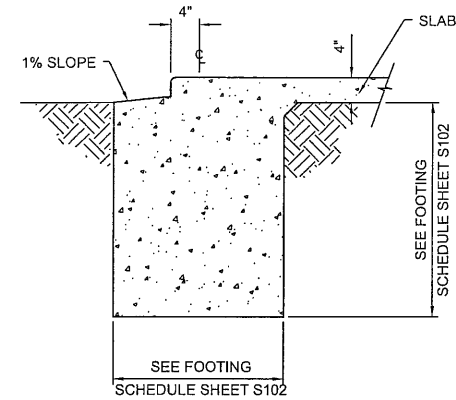
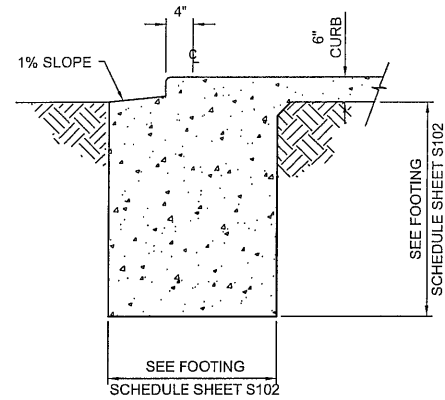


EXP. 12/31/2020
05-26-2020

SECTION/ELEVATIONS

CREECH FAMILY TRUST
4071 CENTER DR
CARSON CITY, NV
GABLE BARN

REVISION/ISSUE	DATE
RELEASE	
DATE: 05-13-20	
DRAWN BY: OM	
CHECKED BY:	
SCALE: NONE	
DRAWING NUMBER: 29119-20	
S201	



DETAILS

CREECH FAMILY TRUST
4071 CENTER DR
CARSON CITY, NV
CABLE BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 05-14-20

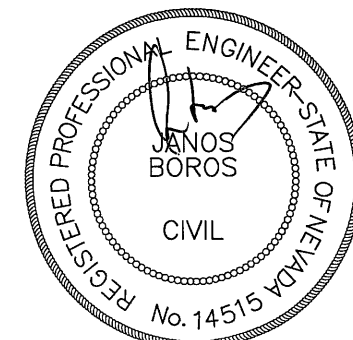
DRAWN BY: OM

CHECKED BY:

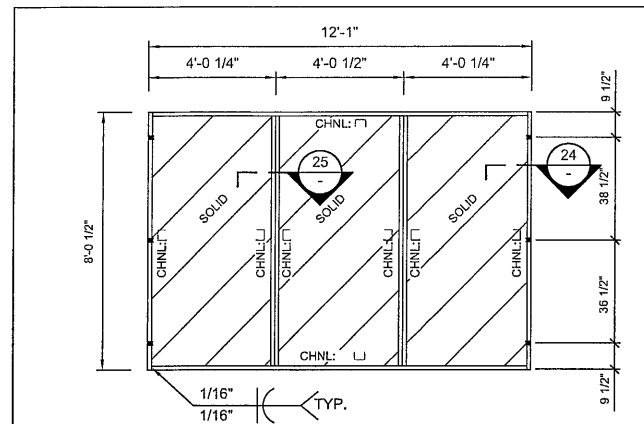
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DRAWING NUMBER:
29119-20

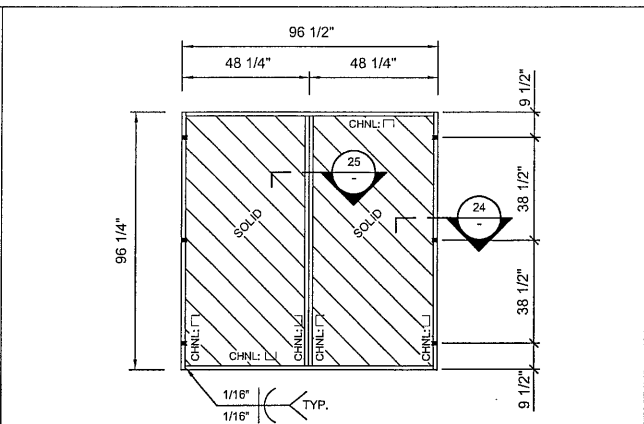
S501



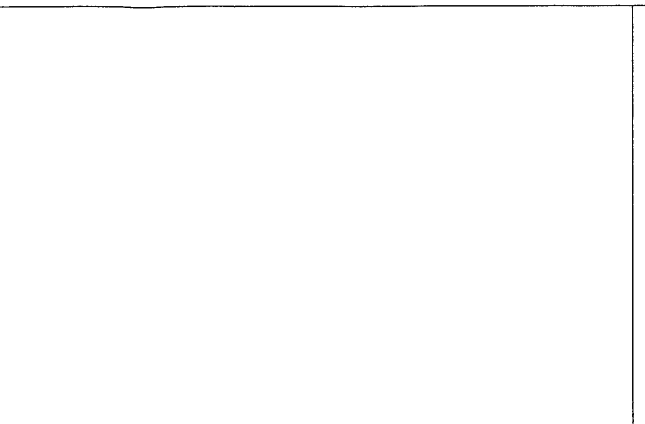
EXP. 12/31/2020
05-27-2020



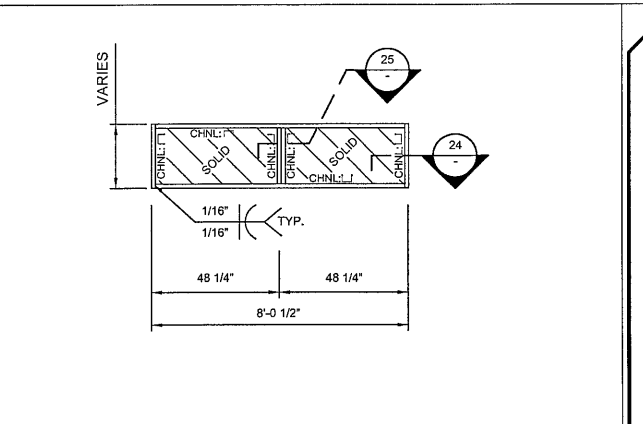
16 WALL PANEL SCALE: NONE



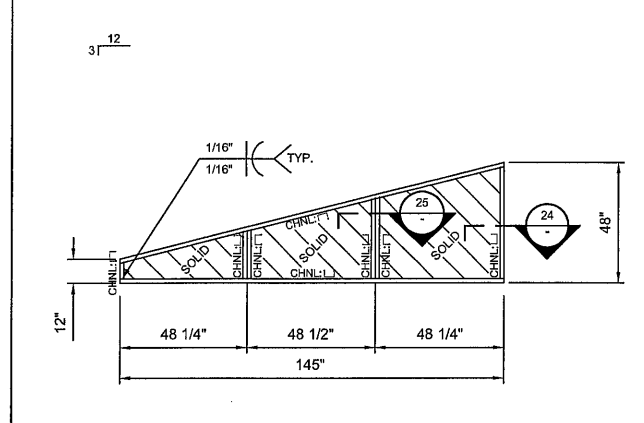
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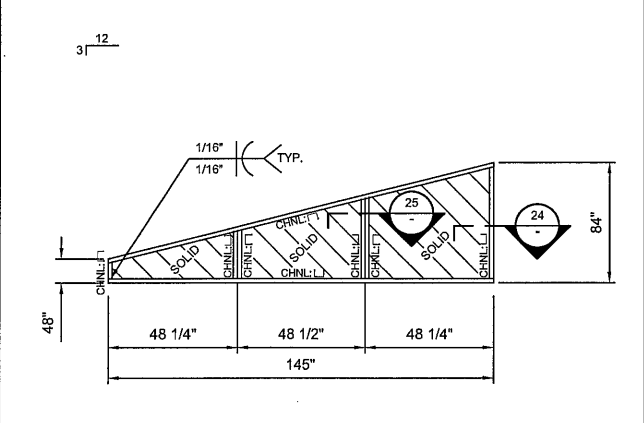
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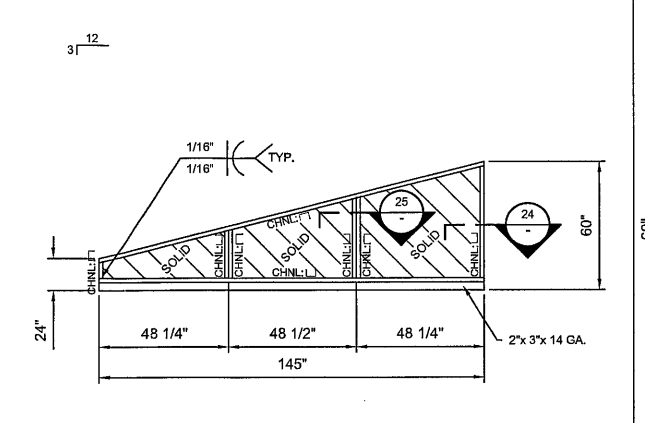
19 FILLER PANEL SCALE: NONE



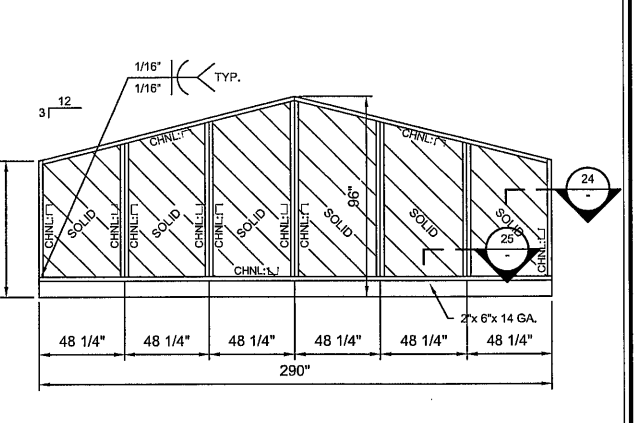
20 RAKED FILLER PANEL SCALE: NONE



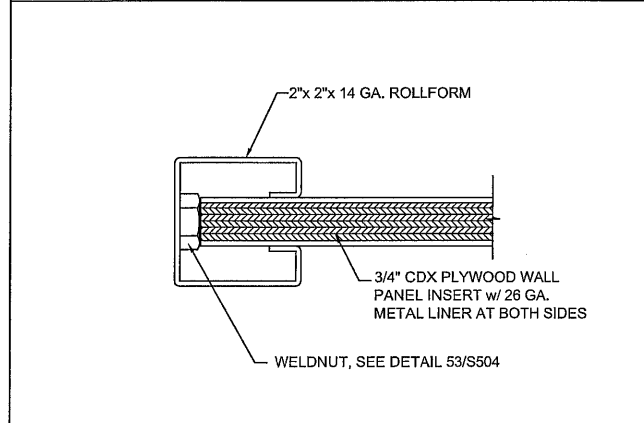
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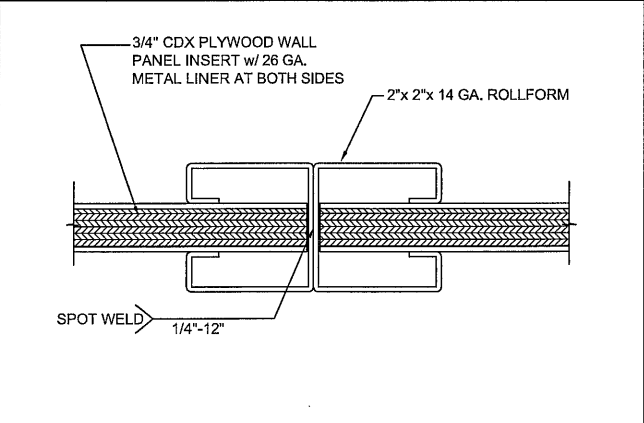
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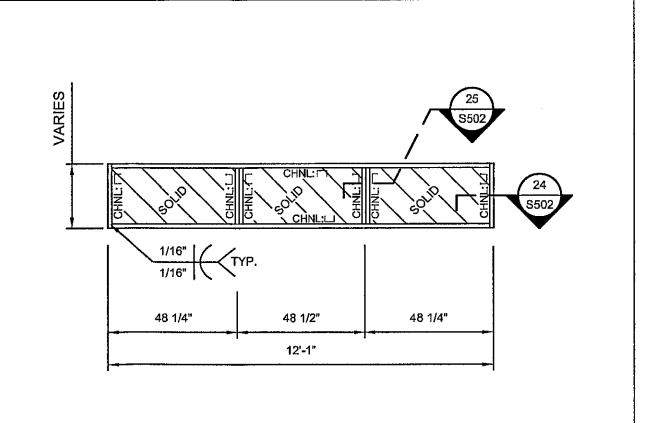
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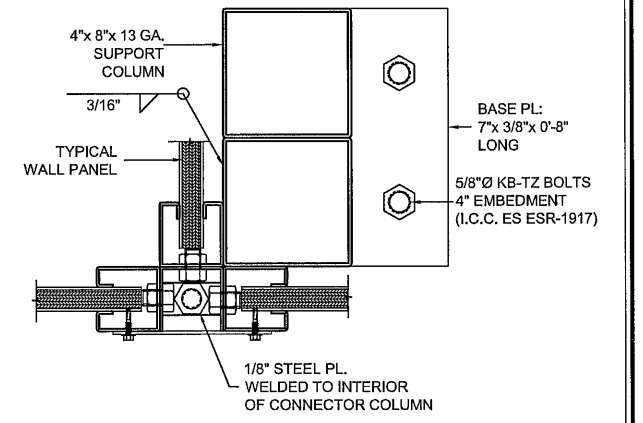
24 WALL SECTION SCALE: NONE



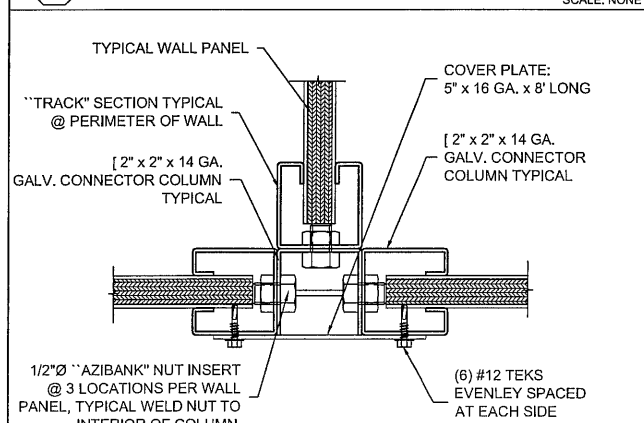
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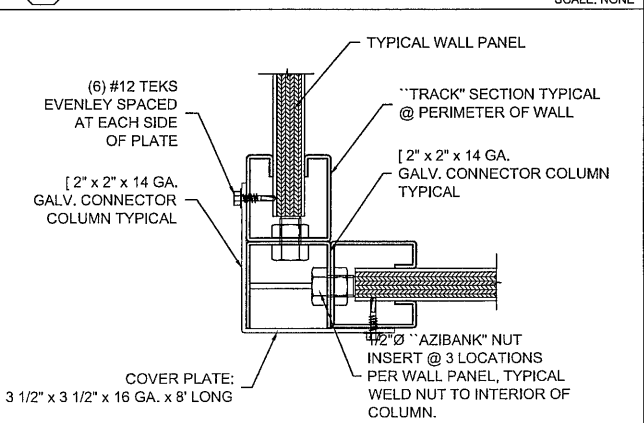
26 FILLER PANEL SCALE: NONE



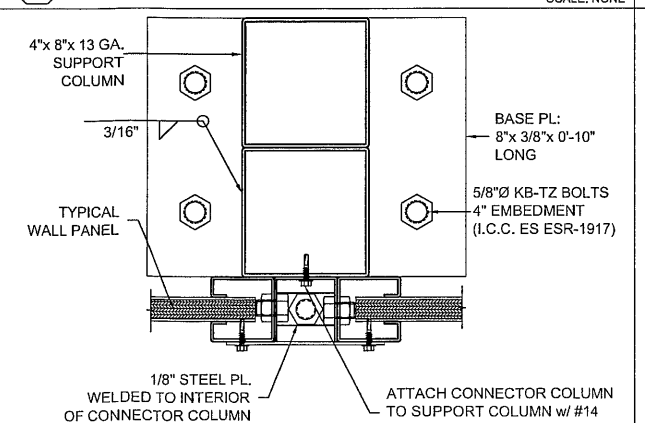
27 COLUMN BUILD OUT SCALE: NONE



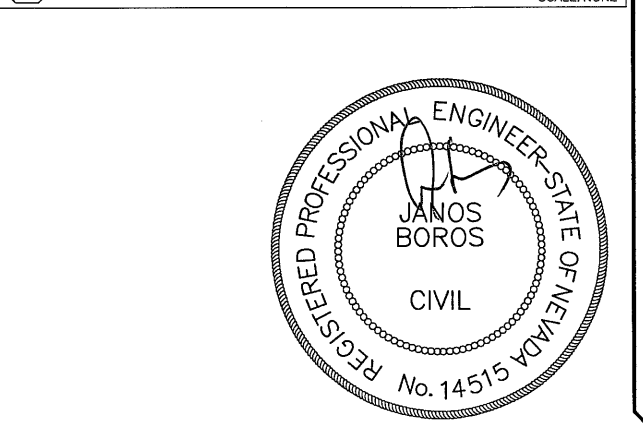
28 WALL CONNECTION SCALE: NONE




29 WALL CONNECTION SCALE: NONE



30 COLUMN BUILD OUT SCALE: NONE



31 COLUMN BUILD OUT SCALE: NONE



DETAILS

CREECH FAMILY TRUST
4071 CENTER DR
CARSON CITY, NV
GABLE BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 05-14-20

DRAWN BY: OM

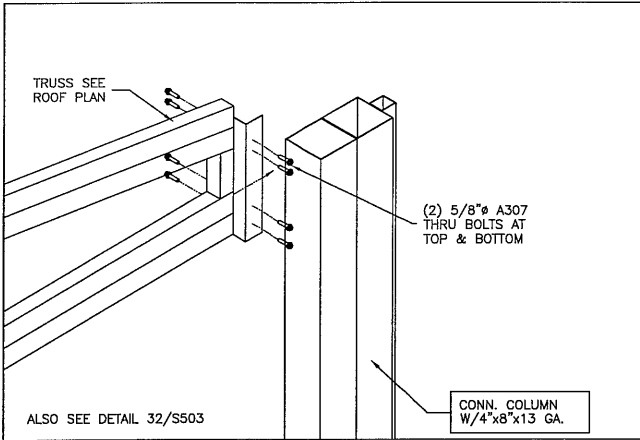
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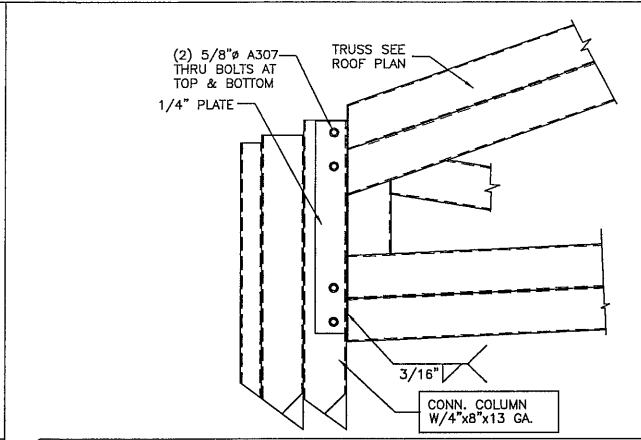
DRAWING NUMBER: 29119-20

S502

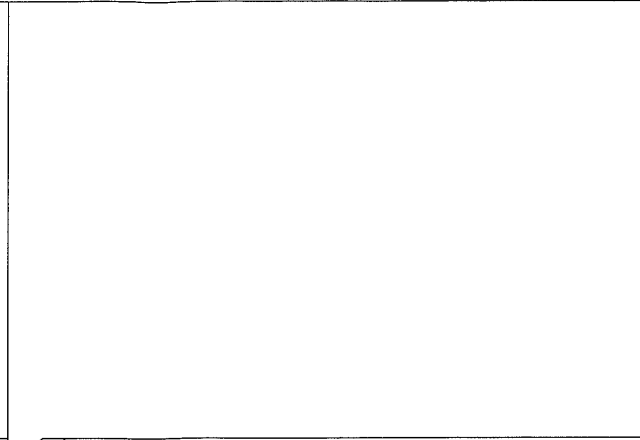
SHEET 7 OF 9



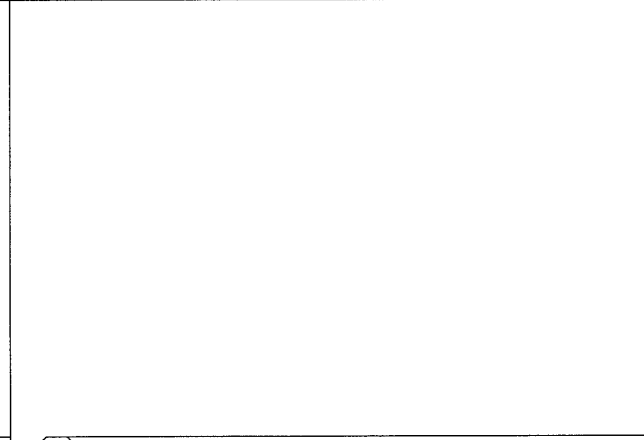
31 TRUSS TO COLUMN SCALE: NONE



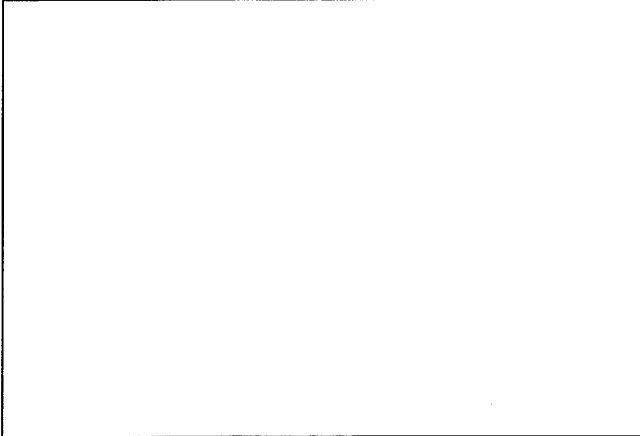
32 TRUSS TO COLUMN SCALE: NONE



33 SCALE: NONE



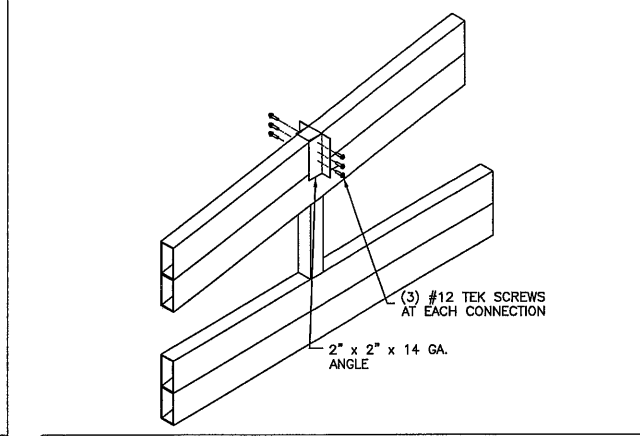
34 SCALE: NONE



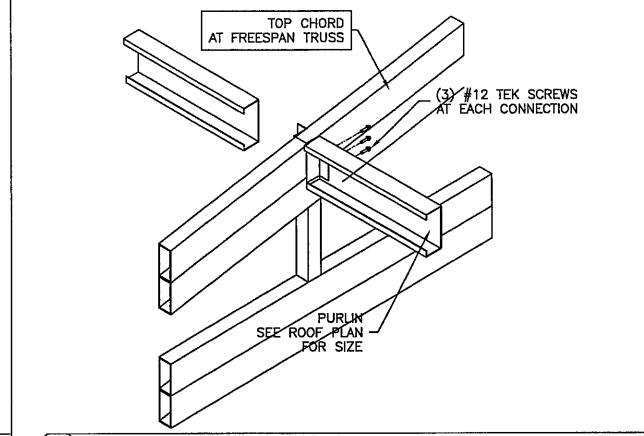
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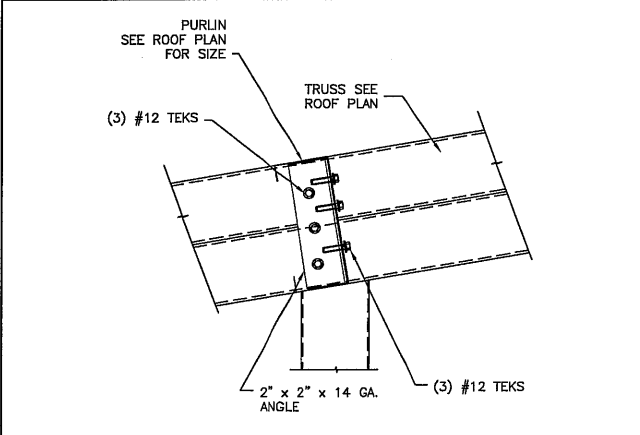
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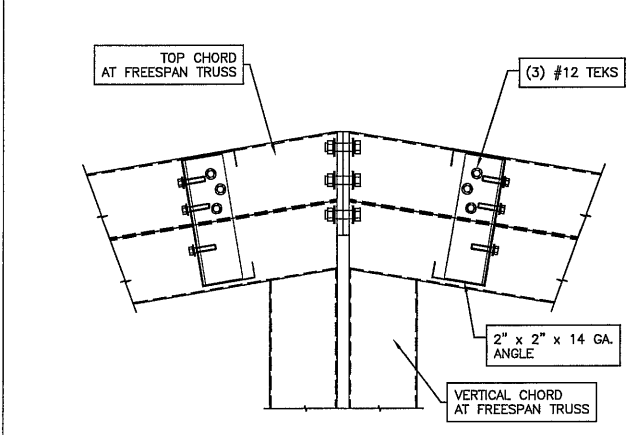
37 PURLIN CLIP TO RAFTER SCALE: NONE



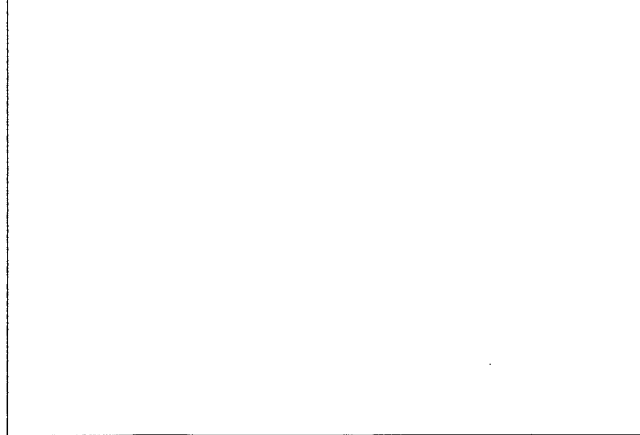
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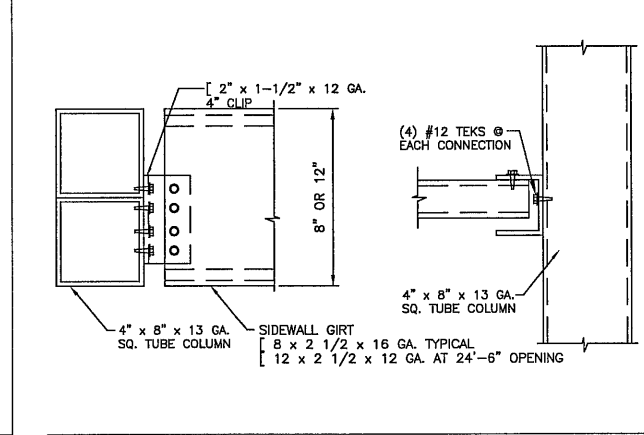
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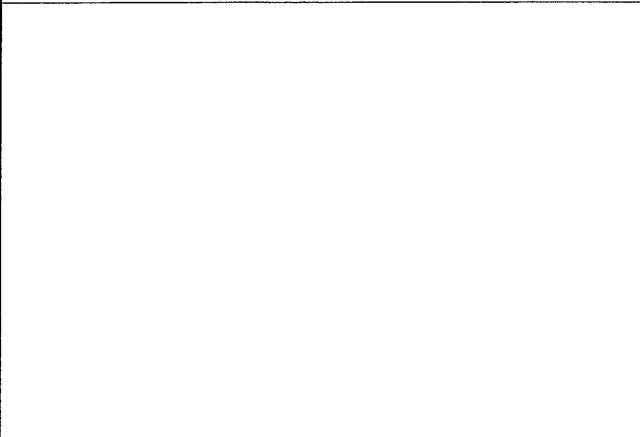
40 RAFTER TO COLUMN SCALE: NONE



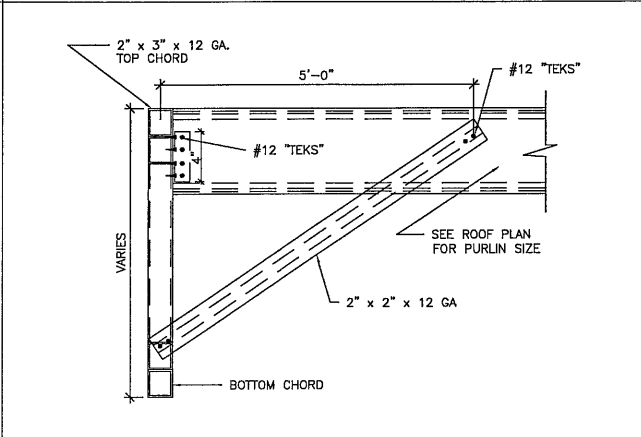
41 SCALE: NONE



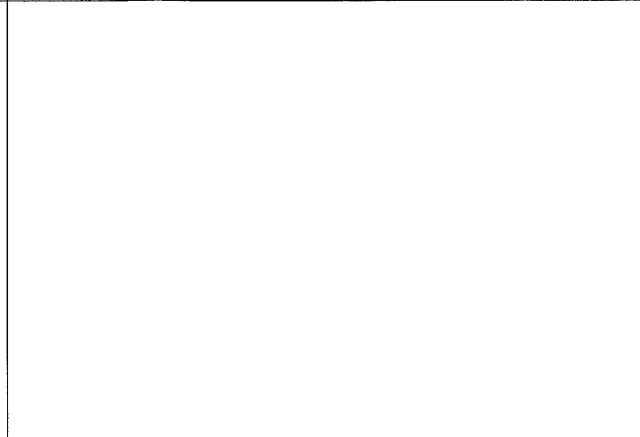
42 GIRT CONNECTION SCALE: NONE



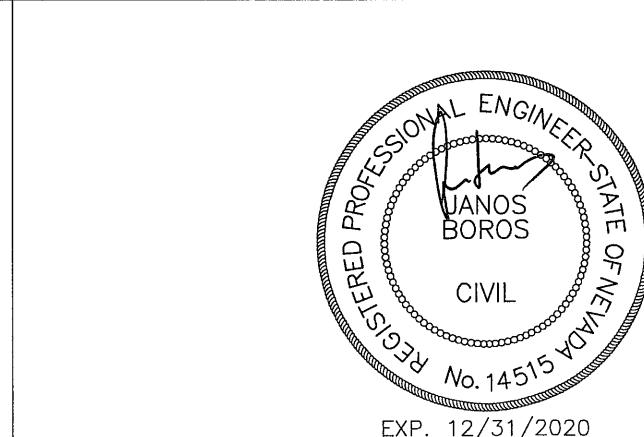
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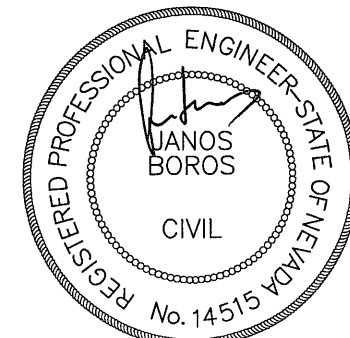
44 FLANGE STAY SCALE: NONE



45 SCALE: NONE



46 SCALE: NONE



EXP. 12/31/2020
05-27-2020



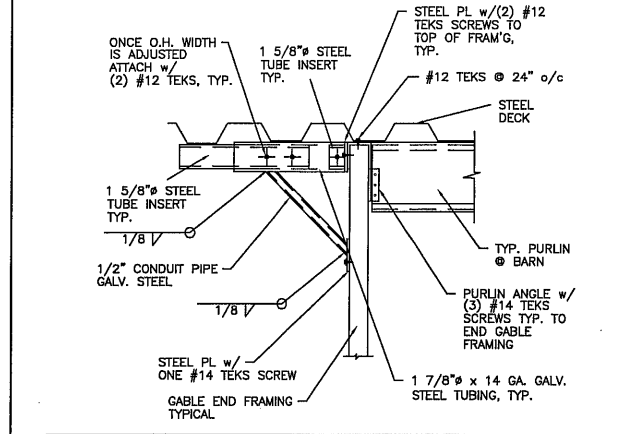
DETAILS
CREECH FAMILY TRUST
4071 CENTER DR
CARSON CITY, NV
GABLE BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

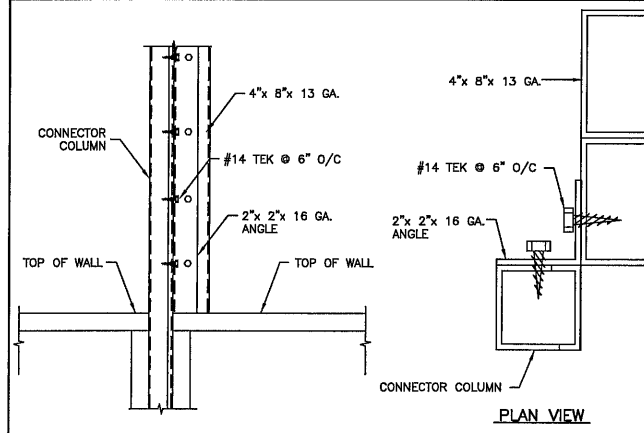
DATE: 05-14-20
DRAWN BY: OM
CHECKED BY:
SCALE: NONE
DRAWING NUMBER:
29119-20

S503

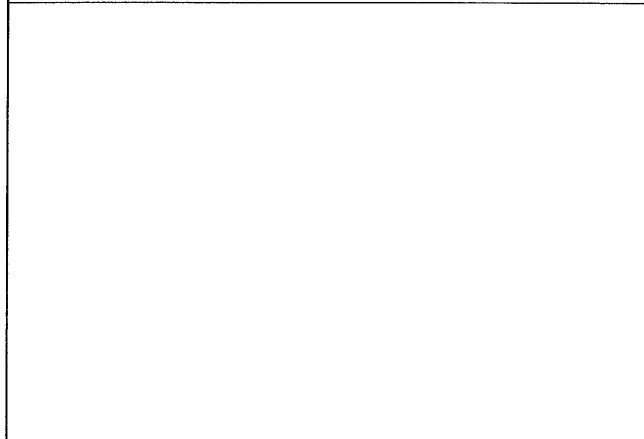
46 SCALE: NONE



50 ROOF OVERHANG SCALE: NONE

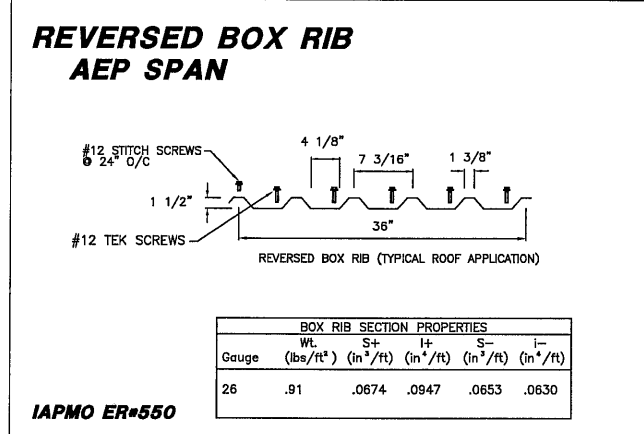


54 STIFFNER CONN. DETAIL SCALE: NONE

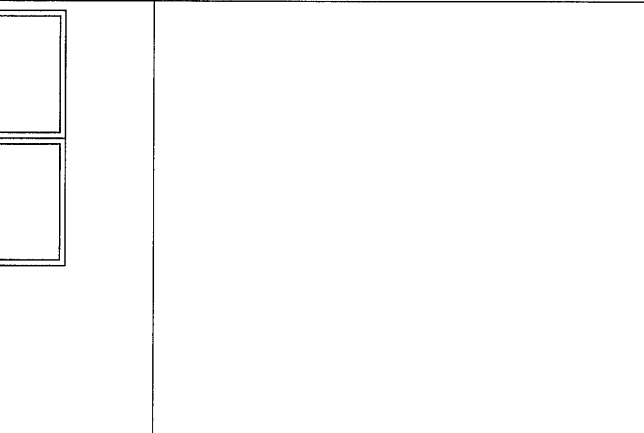


58 SCALE: NONE

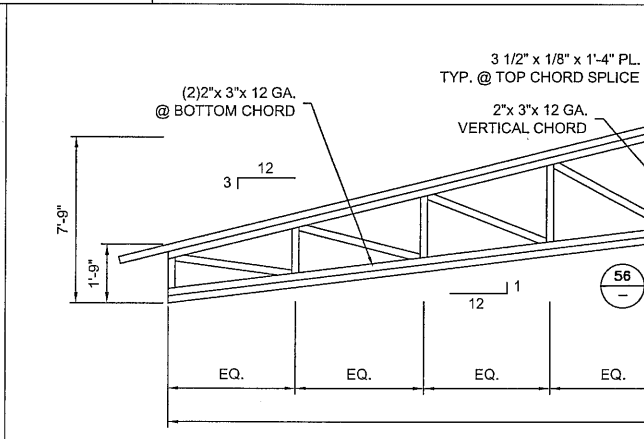
47 SCALE: NONE



51 ROOF DECKING SCALE: NONE



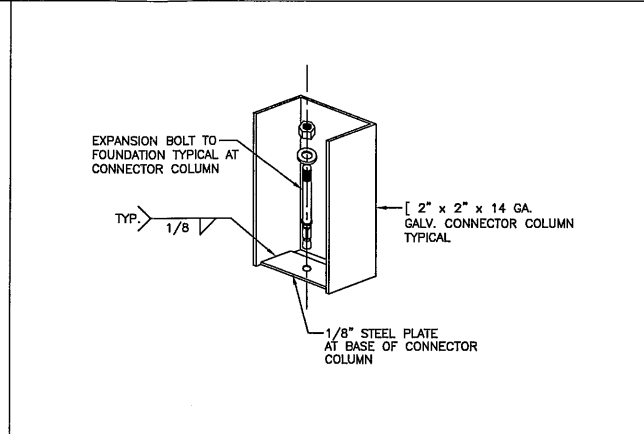
56 TRUSS CONNECTION SCALE: NONE



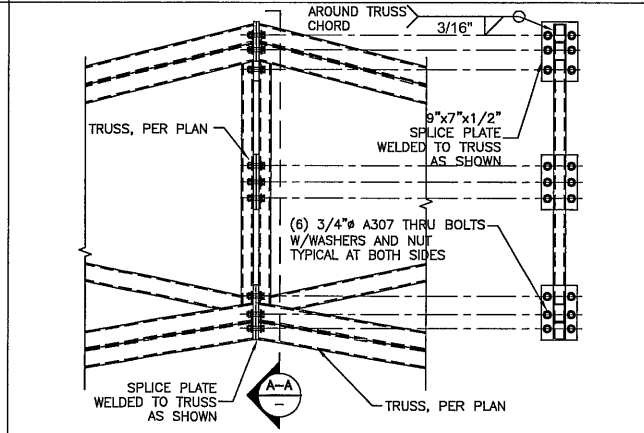
60 FREESPAN TRUSS SCALE: NONE



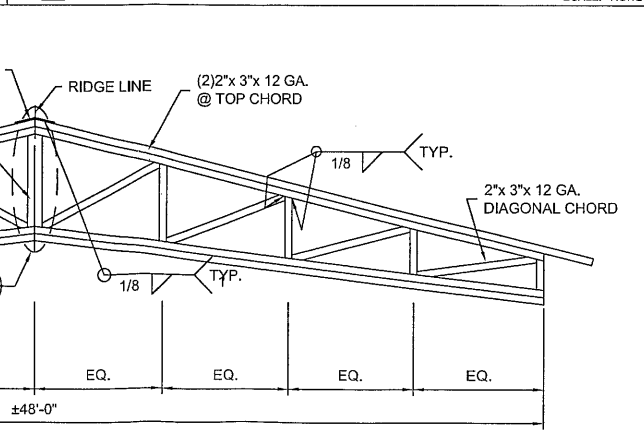
48 DECKING TO PURLIN SCALE: NONE



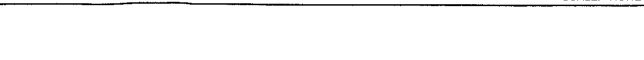
52 COLUMN BASE CONN. ALSO, SEE DETAIL 53/S504 SCALE: NONE



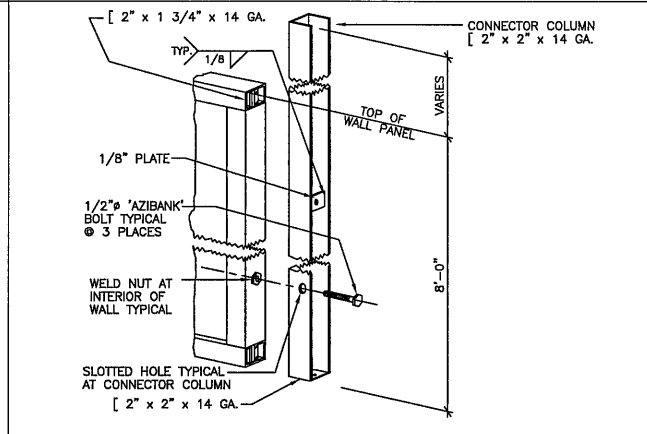
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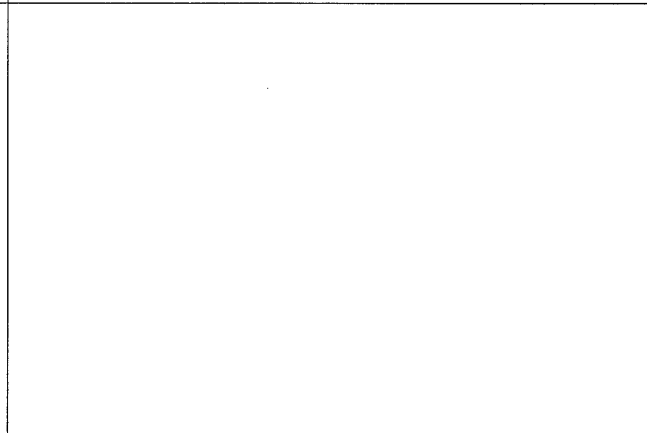
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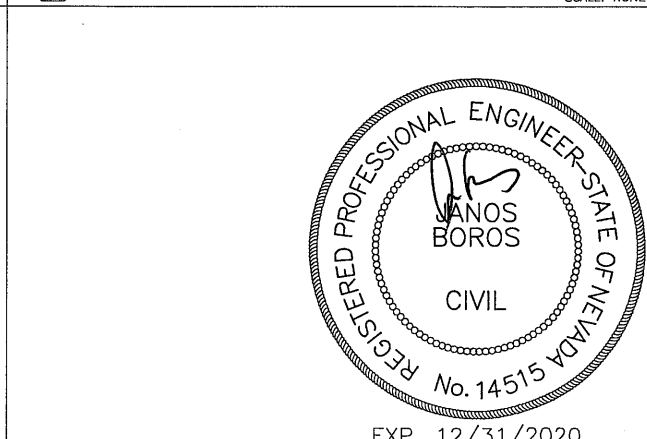
49 DECKING TO RAKE PANEL SCALE: NONE



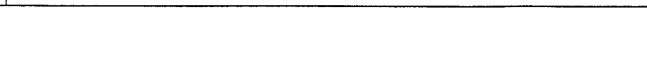
53 MAKE-UP DETAIL SCALE: NONE



57 SCALE: NONE



58 SCALE: NONE



MD BARN MASTER

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DETAILS

CREECH FAMILY TRUST

4071 CENTER DR

CARSON CITY, NV

GABLE BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 05-14-20

DRAWN BY: OM

CHECKED BY:

SCALE: NONE

DRAWING NUMBER: 29119-20

S504

EXP. 12/31/2020

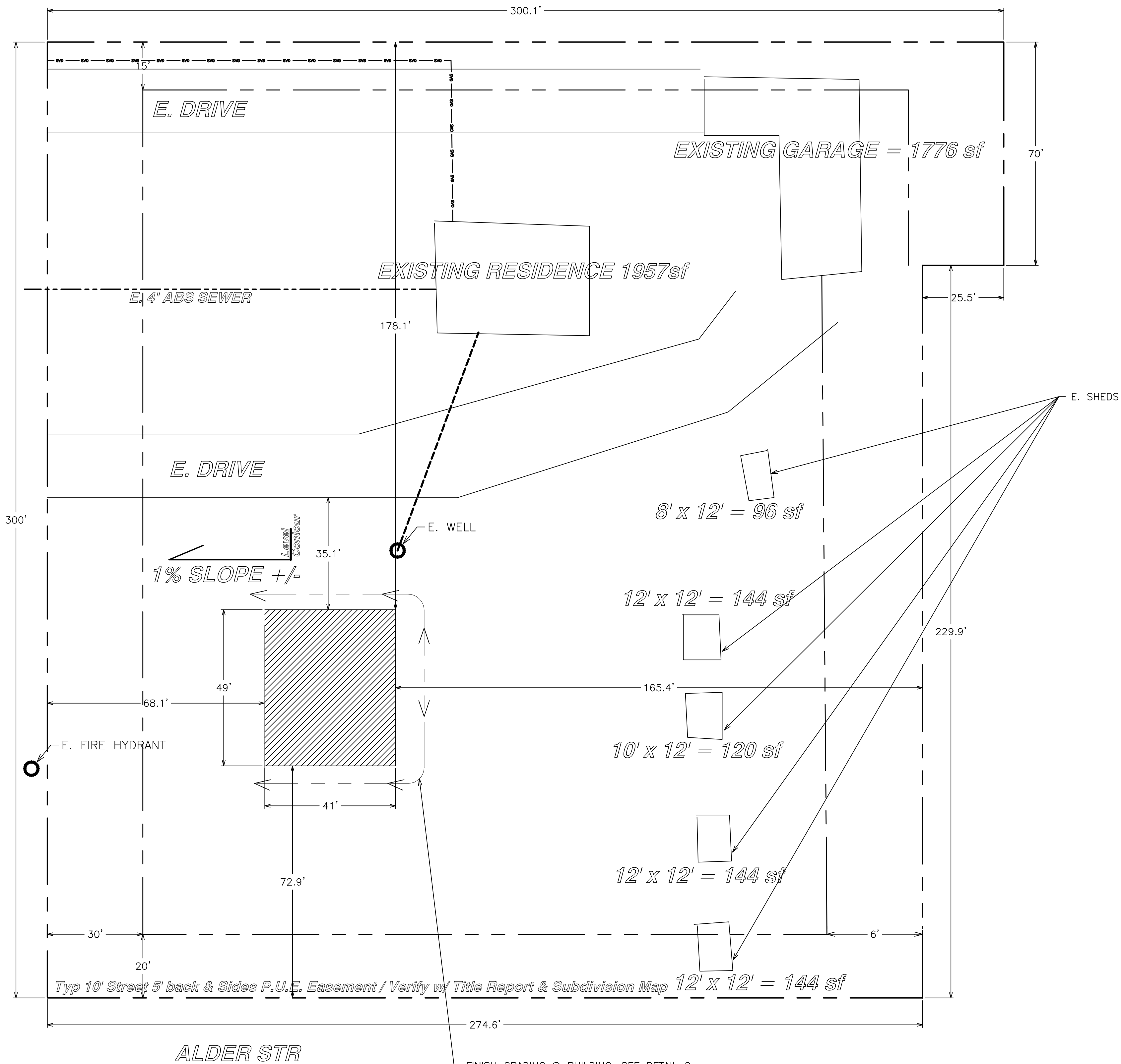
05-27-2020

SHEET 9 OF 9



GO HERE

CENTER STR



CARSON CITY
2018 NORTH NEV. FIRE AMEND.

1 SITE

SCOPE OF JOB: NEW BARN

APN : 009-142-12

SETBACKS : FRONT 30'
SIDE 15' street 20'
BACK 30'

811 CALL 811 TO LOCATE UTILITIES BEFORE EXCAV.

WATER PIPES MIN DEPTH BELOW FROST DEPTH

18" FROST DEPTH = 36" MIN BURIAL

24" 42"

WATER PIPES SEPARATED MIN 4' FROM SEWER
UNTIL INSIDE BUILDING FOOTPRINT

4' sewer separation

FINISH GRADING @ BUILDING: SEE DETAIL G

TOP OF STEMWALL or TOP OF MONO SLAB

OPTIONS:

#1 CONCRETE [1'] ABOVE HIGHEST EXIST GRADE
@ BUILDING FOOTPRINT

or

#2 PROVIDE DRAINAGE SWALE TO STREET
1' BELOW TOP OF STEMWALL or MONO SLAB
PER DETAIL G

RUNOFF FROM BUILDING DIRECTED TOWARDS STREET
OR DISSIPATED INTO GROUND

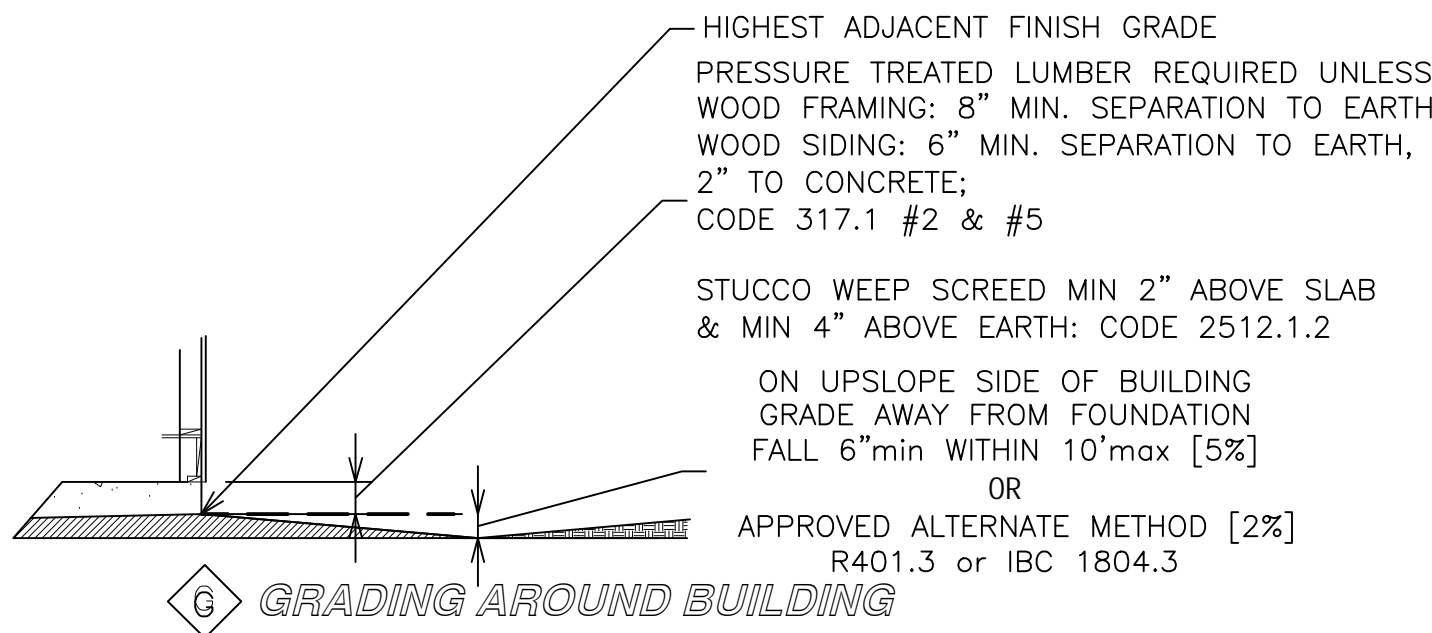
SANDY SOIL WILL DISAPATE RUNOFF FROM ROOF

CARSON CITY

N

CONTRACTOR IS SOLELY RESPONSIBLE
TO DETERMINE EXISTING LOCATION OF
ALL UNDERGROUND UTILITIES:
LOCATION APPROX & UNKNOWN AT THIS TIME

811



SITE PLAN

KENNETH & CONNIE CREECH FAMILY TRUST C-775-560-4793
4071 CENTER ST, CARSON CITY, Nevada
SITE SPECIFIC PLANS P@yahoo.com

SEP 28 2020
SCALE 20
1 OF 1