

**From:** [att@e.att-mail.com](mailto:att@e.att-mail.com)  
**To:** [Planning Department](#)  
**Subject:** Fw: Special Use Permit File No. LU-2020-0049  
**Date:** Monday, January 25, 2021 11:49:41 PM

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I am forwarding an email I had to send to myself as I did not have your address in my contact folder. I have a Windows 10 computer and just had an auto update and have had difficulty working with it. I hope this will still suffice as a timely public comment in advance of the January 27, 2021 meeting of the Carson City Planning Commission. Special Use Permit, File No.

LU-2020-0049. Thank You. Karen Crandall

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

**From:** att@e.att-mail.com <cecilcrandall@sbcglobal.net>  
**To:** Cecil Crandall <cecilcrandall@sbcglobal.net>  
**Sent:** Monday, January 25, 2021, 11:31:05 PM PST  
**Subject:** Special Use Permit File No. LU-2020-0049

My name is Karen Crandall and my home address is 4521 Muldoon St. Carson City, Nv. 89701. The property applying for the special use permit is located at 4488 Hillview Dr, Carson City, NV: to the west and one acre north of my backyard. Sitting in my backyard patio, I will have a full view of the 50' X 80', 4000 square foot building the applicant wants to build. If approved, this will result in the accessory building being approximately 254 percent of the size of the primary building. Accessory buildings are allowed to be no more than 75 percent of the size of the primary structure thus the need for a special use permit.

My deceased husband and I purchased our home in 1998. I have an accessory building that does not exceed 75 percent of the primary building. It holds a 36' motor home, a 1940 Chevy Bonneville race car, a 1977 Camaro on top of an auto lift, a tow Jeep and numerous tools and accessories. An accessory building of approximately 254 percent of the size of the primary building or over 3 times as large as what is reasonably acceptable is excessive and I do not agree a Special Use Permit should be issued for that size. It increases the cumulative area of the accessory buildings from a normal 5% to 11%. We did not buy in an industrial area and I do not want to look out on an industrial sized building. I feel it will depreciate the value of my property when I want to sell.

The City of Carson may be authorized to approve a Special Use Permit in the name of more tax money but there does not appear to be any follow up to ensure all codes have been followed.

I attended a public hearing in 2018 on Proctor St. for a special use permit on property for 4366 Hillview Dr, Carson City, NV 89701 for a larger shop building. To qualify for the Special Use Permit the applicant was asked and told the building could not house a residence and no business could be conducted from the property. The homeowners both affirmed no one would live in the building and no business would be conducted from the building. The shop building now bears its own address of 4368 Hillview Dr, Carson City, NV. The windows are whited out, two oak barrels of flowers decorate the front area and there are sometimes trucks, minus the back boxes, in various states of repair/modification.

Will this 50' X 80' 4000 square foot building meet the requirements of CCMC 18.04.055? Will it be no

taller than 15 feet? Does it meet side and rear yard setbacks? Will it be too close to the current accessory 2-car garage already on the west side of the acre and still meet current building and fire codes adopted by Carson City? Will it be used to house a residence or a business? Will anyone follow up in a year to ensure it meets Carson City code?

Thank you for the opportunity to respond and state my disagreement for this excessively sized accessory building.

Karen Crandall      Phone 775-883-1247      Cell phone 775721-5737