

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 28, 2021

FILE NO: LU-2021-0090

AGENDA ITEM: E.4

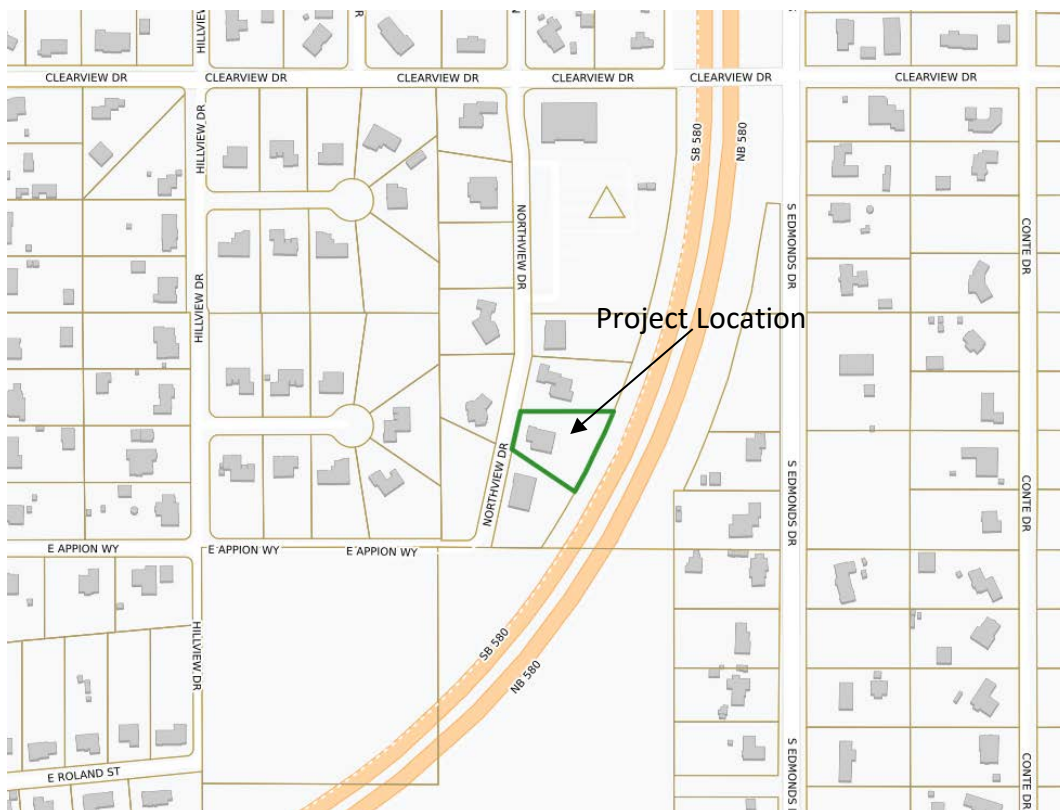
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct two accessory structures that will result in the cumulative area of accessory structures exceeding 75 percent of the size of the primary building, and 5 percent of the parcel size on a property zoned Single Family 1 Acre (SF1A), located at 4635 Northview Drive, APN 010-191-24. (Heather Ferris, hferris@carson.org)

Summary: The subject property is currently improved with a 3,139 square foot home with attached garage on a 0.899-acre lot. The applicant is proposing to construct a detached garage 1,666 square feet in size and a detached patio cover 1,292 square feet in size. This will result in the cumulative square footage of the detached accessory buildings being approximately 94.23 percent of the size of the primary building and covering approximately 7.55 percent of the lot area. As the cumulative area of the detached accessory buildings will exceed 75 percent of the size of the primary structure, and as it will cover more than 5 percent of the lot area, per CCMC 18.05.055, 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-2021-0090, 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 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.
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 (SF1A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 1 Acre/ single family residence
EAST: Public/ freeway
SOUTH: Single-family 1 Acre/ single family residence
WEST: Single-family 1 Acre / single family residence

ENVIRONMENTAL INFORMATION:

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

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.899 acres
2. PROPOSED STRUCTURE SIZE: Detached garage- 1,666 square feet; and detached patio cover- 1,292 square feet.
3. PROPOSED STRUCTURE HEIGHT: Detached garage- 21.33 feet; and detached patio cover- 18.625 feet.

5. REQUIRED SETBACKS: 30 feet from front; 15 feet from side; 30 feet from rear. As proposed, the structure meets these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is seeking to construct a 1,666 square foot detached garage and a 1,292 square foot detached patio cover. The primary structure on the site (a home with an attached garage) is 3,139 square feet. There are currently no other detached accessory structures on-site.

The proposed detached accessory structures (garage and patio cover) will result in the cumulative area of the detached structures being 94.23 percent of the primary building, and the coverage of the detached structures being 7.55 percent of the lot area.

An accessory structure 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% 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 5 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 35 property owners within 300 feet of the subject site on April 9, 2021. 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 April 28, 2021 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 Carson City Development Standards and Standard Details including but not limited to the following:
 - A driveway apron must be installed, and the driveway must be paved from the street to the garage door.

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

- Northview Drive provides access to this property. Northview Drive is classified as a local street.
- Parking and internal circulation: Parking is provided on-site via the garage and driveway.

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

Sanitary Sewer:

- The project does not include additional connections to the sewer system, so there is no impact to City sewer.

Water:

- The project does not include additional connections to the water system or additional use, so there is not impact to City water.

Storm Drain:

- The site currently drains to the street. Swales are proposed around the proposed garage, and the site will still drain to the street per CCDS.

Public Lands:

- The project does not significantly impact City owned lands.

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 if conditions are met.

- Earthquake faults: The closest fault is approximately 500 feet away from the property and the slip rate is unknown. No further analysis or mitigation is needed.
- FEMA flood zones: The flood zone is Zone X (unshaded). No further analysis or mitigation is needed.
- Site slope: The site is currently developed so the slope is minimal. No further analysis or mitigation is needed.
- Soils and Groundwater: The site has sandy soil, depth to groundwater is unknown, however groundwater has not been encountered during excavations related to the adjacent subdivision just west of the subject property.

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 amendments 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 garage and detached patio cover 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 detached accessory structures will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood. The garage will allow for vehicles, recreational vehicles, and other personal items to be stored inside a building instead of in the open. The detached patio cover will provide a covered outdoor patio space for the property owners.

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

The garage will allow for vehicles, recreational vehicles, and other personal items to be stored inside a building instead of in the open. The detached patio cover will provide a covered outdoor patio space for the property owners. The proposed accessory structures will not constitute a change of use. The land use will continue to be single-family residential with the trips associated with a single-family residence.

- 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 proposed accessory structures will not constitute a change of use. The land use will continue to be single-family residential. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The project will not result in increased impacts on 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 SF1A zoning district. The proposed locations comply with required setbacks and the proposed heights are in compliance with the maximum height of 32 feet. The building will require a building permit and must comply with all City standards.

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

The accessory structures will not be detrimental to public health, safety, convenience, and welfare. The structures are consistent with the SF1A zoning. The garage will allow for vehicles, recreational vehicles, and other personal items to be stored inside a building instead of in the open. The detached patio cover will provide a covered outdoor patio space for the property owners.

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

The primary use of the subject site is a single-family residential use, and the proposed garage and detached patio cover will not change the land use, as it will be accessory to the single-family

residential use. The proposed accessory structures will not result in material damage or prejudice to other property in the vicinity. The structures will comply with the required setbacks and the height limitations.

Attachments:

Application (LU-2021-0090)

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

FILE # LU-2021-0090

APPLICANT PHONE #
JOE MILLETT 775-287-4280

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 3021 C.C. NV 89702

EMAIL ADDRESS
JMILLETTCNST@YMAIL.COM

PROPERTY OWNER PHONE #
JOE MILLETT 775-287-4280
REBECCA HARRIS 775-342-9499

MAILING ADDRESS, CITY, STATE, ZIP
4635 NORTHVIEW DR. C.C. NV 89701

EMAIL ADDRESS
MAUDEBECK@YAHOO.COM

APPLICANT AGENT/REPRESENTATIVE PHONE #
JOE MILLETT (J. MILLETT CONST) 775-287-4280

MAILING ADDRESS, CITY STATE, ZIP
PO Box 3021 C.C. NV 89702

EMAIL ADDRESS

jmillettcnst@ymail.com

Project's Assessor Parcel Number(s): 010-191-24	Street Address 4635 NORTHVIEW DR. C.C. NV 89701
Project's Master Plan Designation	Project's Current Zoning RESIDENTIAL
	Nearest Major Cross Street(s) CLEARVIEW DR.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
BUILD RV GARAGE WITH SINGLE CAR GARAGE TO MATCH HOUSE
BUILD FREE STANDING PATIO COVER TO MATCH HOUSE

PROPERTY OWNER'S AFFIDAVIT
JOE MILLETT, 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: 4635 NORTHVIEW DR. C.C. NV 89701 Date: 3/16/2021
See additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY Carson City
On March 16th, 2021, Joseph D. Millett, 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] ABIGAIL PHILLIPS
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 19-6868-03 - Expires February 6, 2023

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.

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee
*Due after application is deemed complete by staff

- ☐ SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:
- ☒ Application Form
 - ☒ Detailed Written Project Description
 - ☒ Site Plan
 - ☒ Building Elevation Drawings and Floor Plans
 - ☒ Special Use Permit Findings
 - ☒ Master Plan Policy Checklist
 - ☒ Applicant's Acknowledgment Statement
 - ☒ Documentation of Taxes Paid-to-Date
 - ☒ Project Impact Reports (Engineering)

- ☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

MAR 18 2021

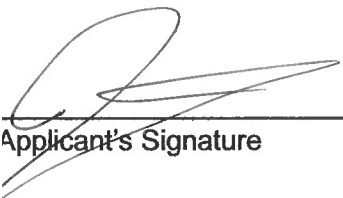
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PLANNING DIVISION

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 Planning Commission, 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 Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that 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

Joe Mueller
Print Name

3/16/2021
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)?
- N/A ☐ Located in a priority infill development area (1.2a)?
- N/A ☐ 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:

- N/A ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
 N/A ☐ Encourage the development of regional retail centers (5.2a)
 N/A ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
 N/A ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
 N/A ☐ Promote revitalization of the Downtown core (5.6a)?
 N/A ☐ 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:

- N/A ☒ Use durable, long-lasting building materials (6.1a)?
 N/A ☐ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
 N/A ☐ 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)?
 N/A ☐ 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)?
 N/A ☐ 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)?
 N/A ☐ 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)?
 N/A ☐ 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:

- N/A ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A ☐ 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)?

Millett Construction Company
P.O. Box 3021
Carson City, NV 89702
NV Lic#56026A
775-287-4280

March 16, 2021

Project description at 4635 Northview Dr

Detached garage project description:

Excavate for rv garage and single car garage

Floor will be concrete slab

Wood framed structure with stucco finish

Roof framing will be trusses

Roofing will be composition shingles to match house

Garage interior to have insulation and drywall finish

Garage will be used keep vehicle and rv out of weather

Free standing detached patio cover project description:

Excavate and pour concrete footings

Install steel posts on 4 corners per plan

Frame around 4 corner posts for stucco finish to match house

Underside of roof trusses will

Install beams per plan for roof support

Roof framing will be trusses

Roofing will be composition shingles to match house

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P.O. Box 3021
Carson City, NV 89702
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775-287-4280

March 16, 2021

4635 Northview Dr

Special use permit application findings:

1. Explanation Per the Master Plan Policy Checklist

Chapter 3: A Balanced Land Use Pattern

This project would not pertain to this as it will not provide employment opportunities etc as it is for our own personal use

2A. General use of land and zoning is residential. The property to the North is a residential home. The property to the south is a residential home. The property to the west is a residential home sharing Northview Dr with proposed residence. The property to the east is backed up to the freeway and proposed project is within setbacks and easement.

2B. Our project will be similar to others existing in the same neighborhood as most all other properties have rv garages and patio covers.

Our project will not differ much in appearance as neighbors as the garage and patio cover will be constructed to match our existing home.

2C. Our project will not be detrimental to the use or development of surrounding properties as the construction of the structures will be on our property only.

2D. The outdoor lighting that will be used will be a standard residential lighting at the overhead doors. The can lighting in the bottom of the patio cover will light this area only as the structure will have beam support on all 4 sides, thus the can lighting will recess up to the bottom chord of the trusses.

2E. There is no proposed landscape plan being a garage and patio cover.

2F. Any short-range or long-range benefit will the upgrade to the property.

3. Our project will have no impact on pedestrian or vehicular traffic as proposed project is located in the north side yard and backyard facing east of our property.

4A. Our project will not affect the school district or add any student population.

4B. Our project will not affect police and fire protection

4C. There will not be a water supply to the project.

4D. The project drainage will have a swale to the north and south of the structure to drain to daylight as per plan.

4E. There will not be any sewage disposal on this project.

4F. There are no road improvements needed for our project.

4G. The source of information for these conclusions and statements are proposed building per plan and private engineer, Ken Olsen.

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5. Our project meets the purpose statement as per CCMC 18.04.190 (residential)
Or project will meet lot size requirements, along with height, and setback requirements.
6. Our project will not detrimental to the public in any way. The benefit to our project is
to put vehicles and rv inside enclosed garage and not be sitting out on side yard.
7. Our project will not result in any property damage in the vicinity as the construction
will take place on our property only.

PER # 5 FOR SPECIAL USE PERMIT FINDINGS

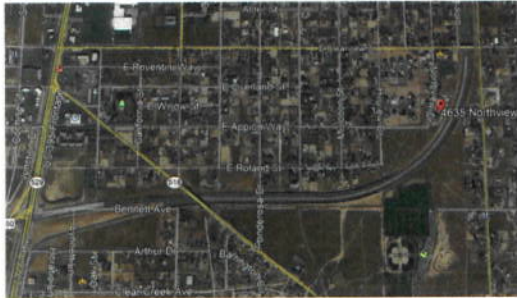
oning istricts	Minimum Parcel Area (Acres or Square Feet)	Maximum Density	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street Side	Minimum Setbacks (Feet): Rear
F5A ⁽¹⁾	5 AC	1 per 5 AC parcel	200 ⁽⁹⁾	N/A	40*	100	50	50	50
F2A ⁽¹⁾	2 AC	1 per 2 AC parcel	200 ⁽⁹⁾	N/A	32*	50	20	20	30
F1A ⁽¹⁾	1 AC	1 per 1 AC	120 ⁽⁹⁾	360 ⁽⁷⁾	32*	30	15	20	30
F21 ⁽¹⁾	21,000 SF	1 per 21,000 SF parcel	80 ⁽⁹⁾	240 ⁽⁷⁾	26*	20	10	15	20
F12 ⁽¹⁾	12,000 SF	1 per 12,000 SF parcel	70 ⁽⁹⁾	210 ⁽⁷⁾	26*	20	10	15	20
F6 ⁽¹⁾	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/6,500 SF corner parcel	60 ⁽⁹⁾	180 ⁽⁷⁾ (120 cul- de-sac)	26*	20	5	10	10 ⁽³⁾
MH6 ⁽¹⁾	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel	60 ⁽⁹⁾	180 ⁽⁷⁾	26*	20	5	10	10 ⁽³⁾
MH12	12,000 SF	1 per 12,000 SF parcel	70 ⁽⁹⁾	210 ⁽⁷⁾	26*	20	10	15	20
MH1A	1 AC	1 per acre	120 ⁽⁹⁾	360 ⁽⁷⁾	32*	30	15	20	30
MFD	6,000 SF	1 or 2 per 6,000 SF parcel	60 ⁽⁹⁾	150	26*	20	5 ⁽⁴⁾	10	10 ⁽³⁾

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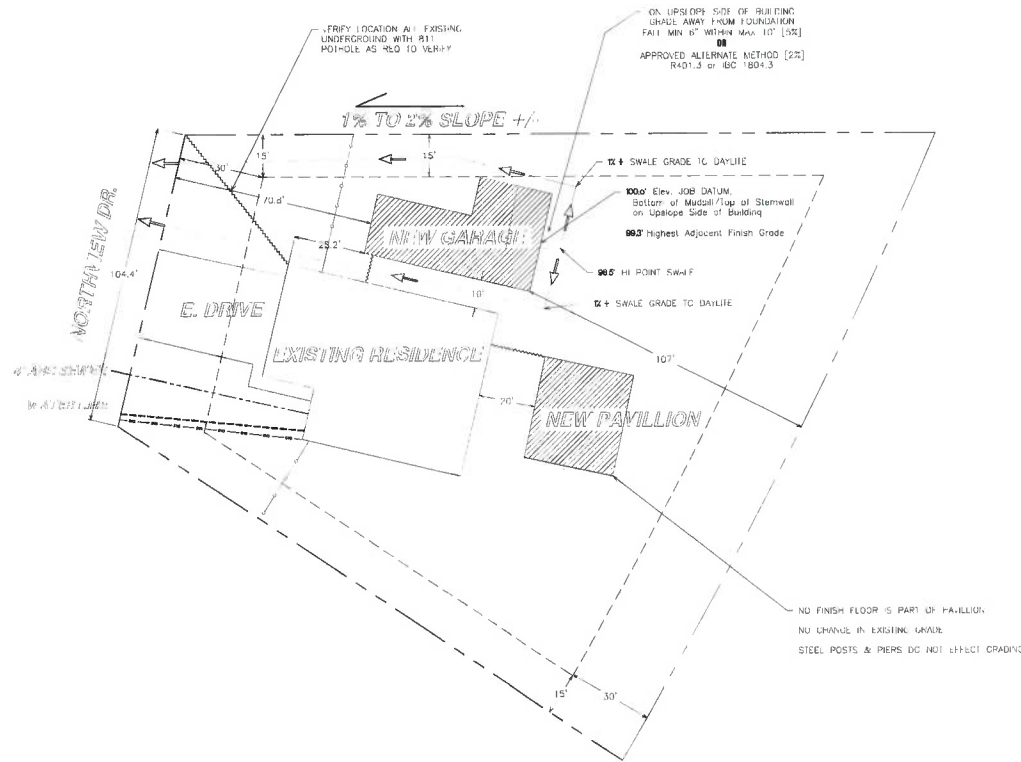
MAR 18 2021

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Zoning Districts	Minimum Parcel Area (Acres or Square Feet)	Maximum Density	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street	Minimum Setbacks (Feet): Rear
MFA ⁽⁷⁾	6,000 SF	29-36 1,200 SF of land area/1 bedroom units or studios and/or 1,500 SF of land area/2 bedroom or more units	60 ⁽⁸⁾	150	45*	10 ⁽⁹⁾	10 ^(3,4,7)	10 ⁽¹⁰⁾	20 ⁽⁴⁾
MHP	1 AC	N/A	N/A	N/A	N/A	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾
RO ⁽¹⁾	6,000 SF	7.26	60 ⁽⁸⁾	150	35*	10 ⁽⁹⁾	10 ⁽³⁾	10 ⁽¹⁰⁾	20



Vicinity Map



CARSON CITY
2019 NORTHVIEW FIRE AVENUE

COUNTY ORDINANCE
2018 IBC
2018 IRC
2018 UMC
2018 UPC
2018 IFG
2018 ISC
2017 NEC

1 SITE
2 ELEVATIONS
3 FLOOR PLAN
ELECT
4 SECTION & DETAILS
5 FOUNDATION
6 ROOF
7 DETAIL

8 THRU 11
PAVILION

Type VB Construction
Occup: U - Garage

SCOPE OF JOB:
DETACHED GARAGE
Found. Zone: 2

ATN	UTU 151 24
ACRAGE	0.00
ZONING	RM 1A
STREETS	FRONT 10 SIDE 15 BACK 30

1/2" LVL #11 TO LOCATE UTILITIES BEFORE EXCAV.
WATER PIPES MIN 30" DIA. BELOW 18" DEPTH
18" (RCS) DEPTH = 30" MIN BURIAL
24" = 42"

1' WATER INFILTRATION MIN 4" FROM SEWER
UNTIL RESID BUILDING FOOTPRINT

1' SITE GRADING: STUMP/ROOTS REMOVED 1" MIN
CU & FILL SLOPE MAX 1 VENT TO 2 HORIZ
TYPING OR SLOPES 1:1 SLOPE
MAX F RATIO 1.7:1 (1) BUILD CODE FIG 1408.7
BOTTOM OF EXISTING SETBACK MIN 2' HEIGHT
FILL OR BACKFILL UNDER FOUNDATION REQ
SPECIAL INSULATION CODE 1603.5 & 1704.2
SEE INTERPRETATION FOR CUTS, FILL & SETBACK

GRADED SITES, IRC 1805.3.4
TOP OF EXTERIOR FOUNDATION:
MIN 1" ABOVE GUTTER DISCHARGE + 2% SLOPE

OWNER TO ACQUIRE SUBDIVISION ASSOCIATION
APPROVAL PRIOR TO PERMITTING. IF REQ.
OWNER RESPONSIBLE TO PROVIDE & VERIFY
INFORMATION ABOUT EASEMENTS, PROPERTY
CORNERS, TIE-REPORT & OTHERS AS REQ.

OWNER'S SIGNATURE DATE

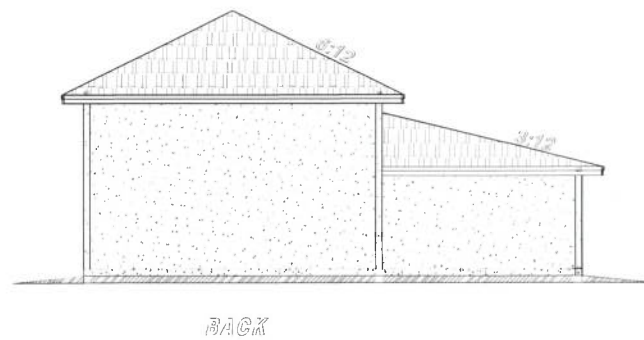
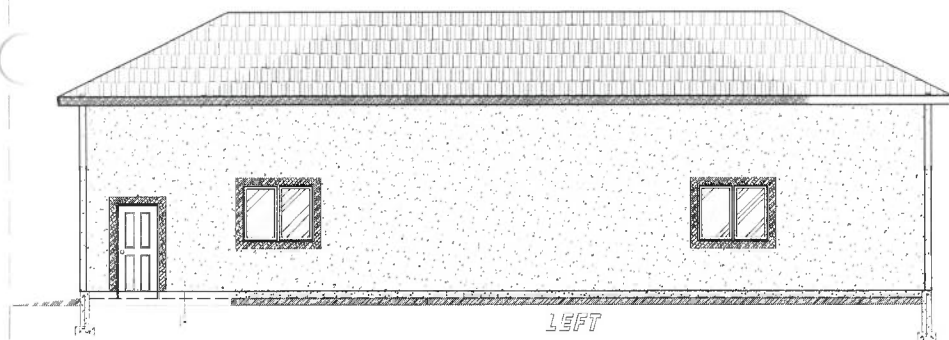
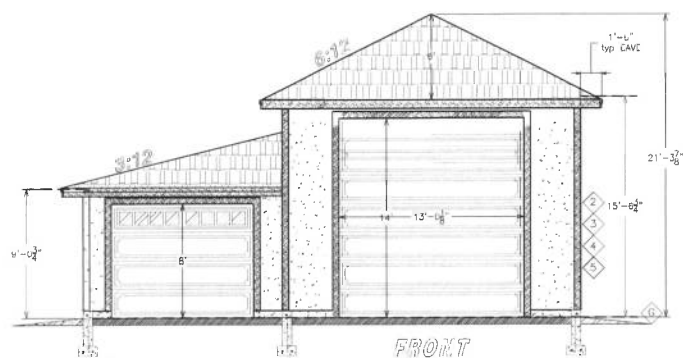
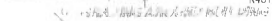


RECEIVED

MAR 18 2021

CARSON CITY

SITE PLAN
milletconst@gmail.com
2021
11



- BUILDER TO CHECK FRAMES AND DIMENSIONS
 PRIOR TO CONSTRUCTION FOR CONFLICTS,
 AND NOTIFY ENGINEER OF ANY PROBLEMS
 (CONSULT WITH CHAIRMAN'S AND GOVT.)
1. ROOF COVERING - CUMULATIVE 20 YEAR WIND
 & WAVE RESISTANCE RIK & WIND EXPOSURE
 INSTALL ROOFING PER MANUFACTURER & R901
2. WALL & ROOF FLASHING AS REQUIRED BY
 R703.4, R902.2, & R1405.4.1.207.2.9.1507.3.9
3. VENTING AS REQUIRED ROOF PLAN
4. F-CLIP - 1/2" x 8" minimum from 1" x 8" Shingle Trim
 SUB 1 - 1/2" Max. from 1" x 8" Shingle Trim
5. WALL COVERING - STUCCO R703.2
 PAINT - 300%GS SHOWN FOR APPEARANCE
 ON PAPER ONLY - SEE OWNER'S MAILING EXHIBIT
6. TRIM - 1/2" x 2" Max. from 1" x 8" Shingle Trim

ELEVATION

722 MILLETT Vibration 77-207-4230 millettconst@mail.com

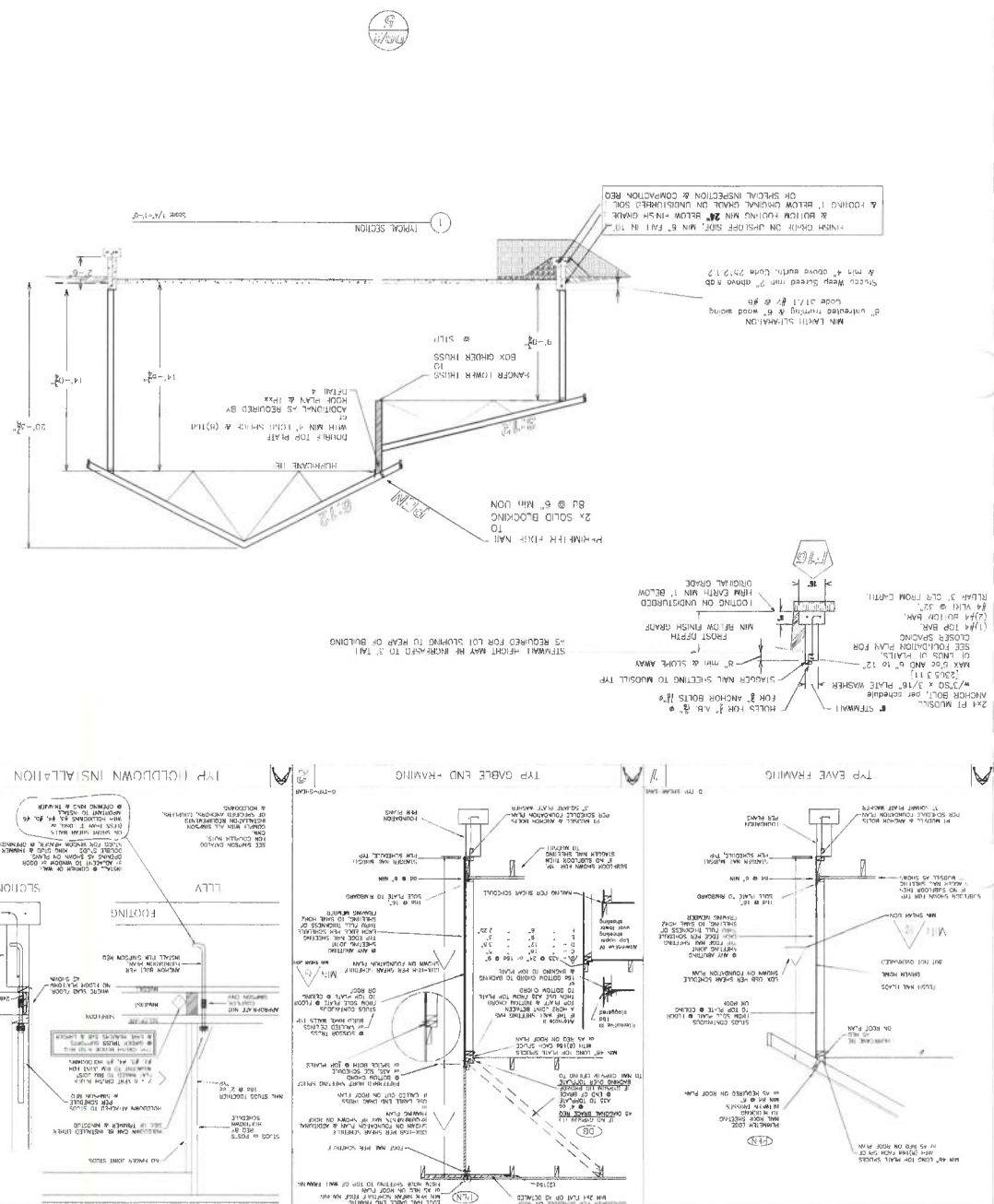
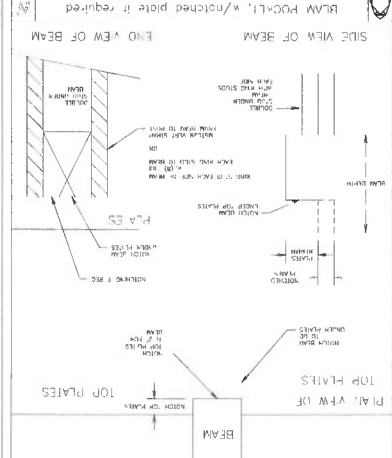
$\frac{d}{dt} \left(\frac{1}{2} m v^2 \right) = \frac{d}{dt} \left(\frac{1}{2} m \dot{x}^2 + \frac{1}{2} m \dot{y}^2 + \frac{1}{2} m \dot{z}^2 \right)$

MAR 1 2021

2

MAR 1 2021 EXP 12-31-21





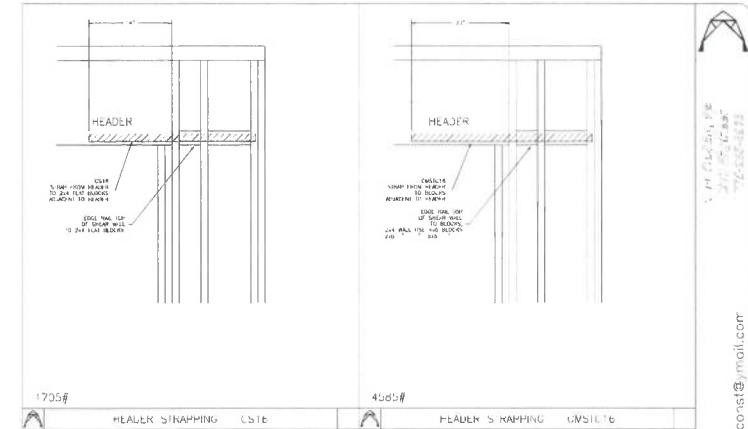
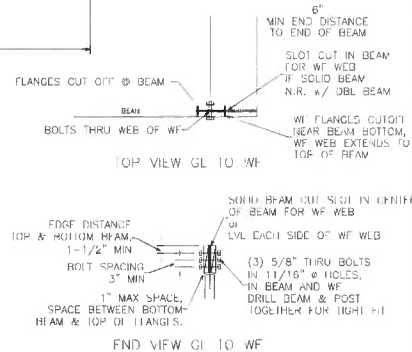
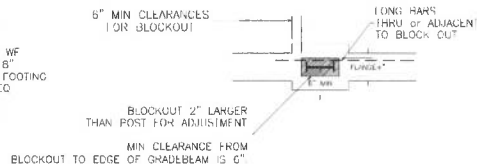
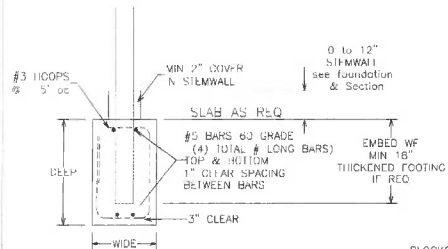
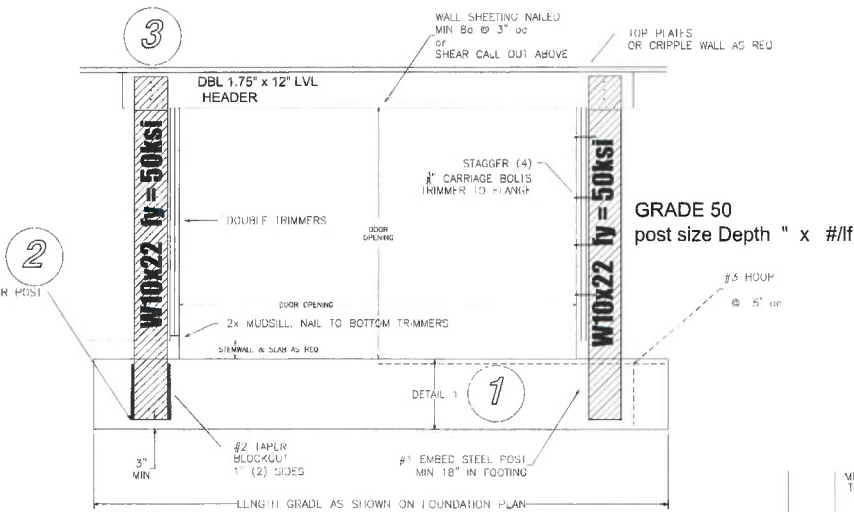
SUGGEST INSTALL WF POST BY:

#1
ASSEMBLING POST & BEAM
SUPPORTING ON FALSEWORK
w/ POST HANGING IN GRADEBEAM
CASTING IN PLACE WITH CONCRETE

or

#2
CASTING GRADEBEAM w/BLOCKOUT
2nd CONCRETE
EMBEDS POST IN BLOCKOUT

OPTIONAL BLOCKOUT FOR POST



ALL NOTES TYP
QUALITY WORKMANSHIP

1) - Grade Beam

2) - Block Out for WF Post

3) - WF to Header

MAR 1 2021 EXP 12-31-21



14787

DETAILS

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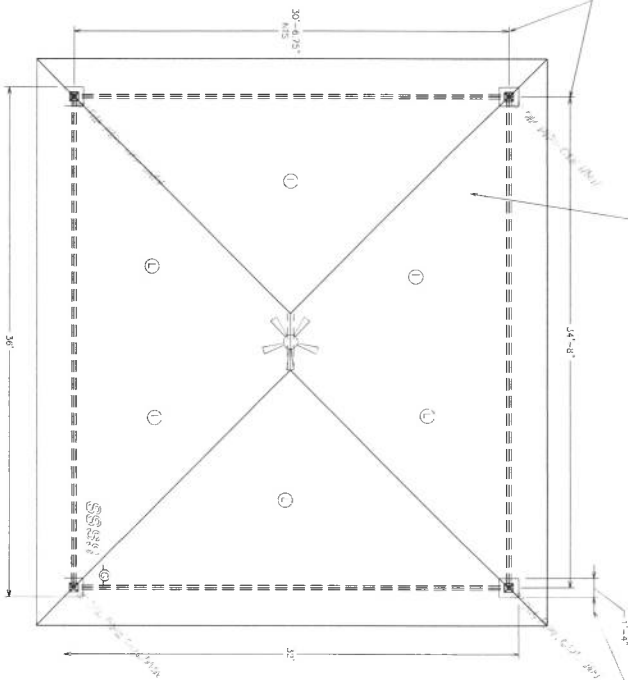
14787

[illegible]

HOYT / BAC

4. OF POSIS


PAVILLION





3 ELEVATIONS
FLOOR PLAN
ELECTRICAL
DISPOSITION & DETAILING
100 FLOOR PLAN
177 ELECTRICAL


[illegible]


PANEL
(w/Under res. on foundation plan)


 **COLUMN** (ALL)


 **DOOR** (ALL)


 **WINDOW** (ALL)


 **STAIRS** (ALL)


 **ROOF** (ALL)


 **FOUNDATION** (ALL)


 **WALL** (ALL)


 **FLOOR** (ALL)


 **CEILING** (ALL)


 **ROOF** (ALL)


 **FOUNDATION** (ALL)


 **WALL** (ALL)


 **FLOOR** (ALL)


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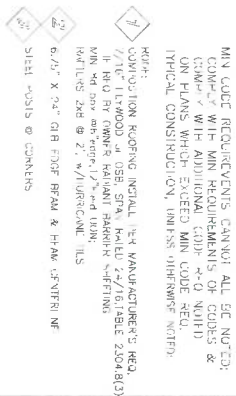
 FLOOR (ALL)

 CEILING (ALL)

 ROOF (ALL)

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