

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 26, 2021

FILE NO: LU-2021-0130

AGENDA ITEM: 13.A

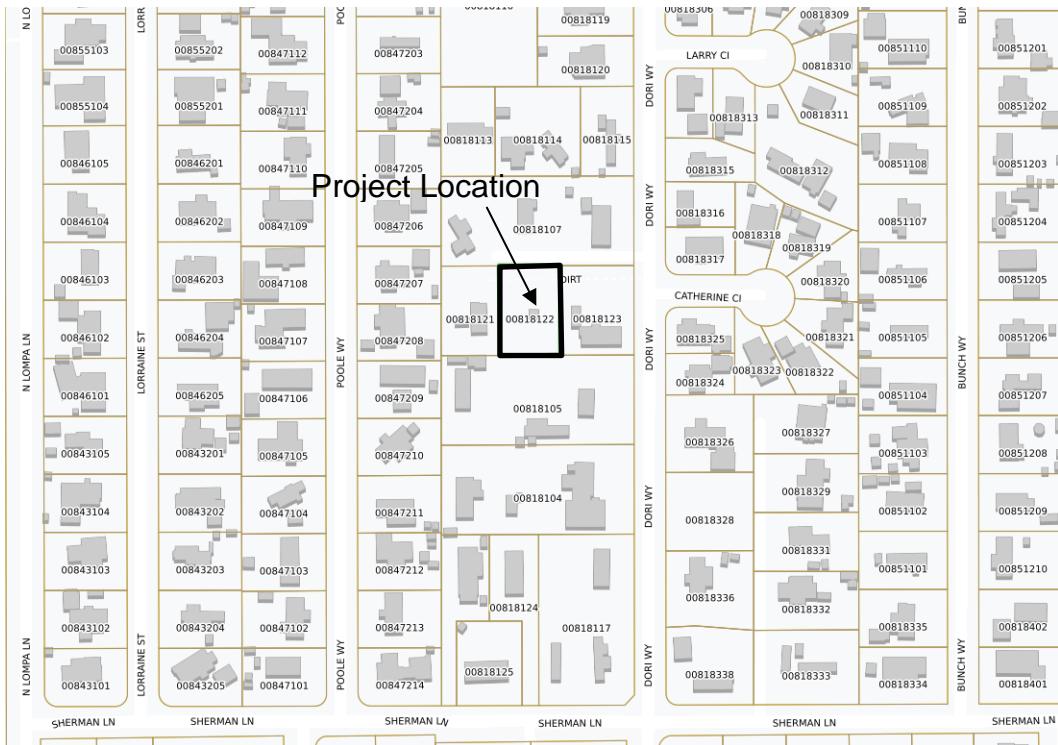
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a guest building and a detached garage resulting in the cumulative square footage of accessory structures exceeding 75 percent of the size of the proposed primary building on property zoned Mobile home 12,000 (MH12), located at 2754 Dori Way, APN 008-181-22. (Heather Ferris, h ferris@carson.org)

Summary: The subject property is currently vacant; however, the applicant intends to construct a 1,680 square foot primary residence, a 693 square foot guest building, and a 900 square foot detached garage. Per Carson City Municipal Code (CCMC) 18.04.085.3 a guest building is allowed in the MH12 zoning district subject to first obtaining a special use permit and meeting the requirements of Division 1.4 of the Carson City Development Standards. Additionally, the cumulative square of the accessory structures (guest building and detached garage) will total 1,593 square feet which is 94.8 percent of the primary structure. Per CCMC 18.05.055, since the cumulative area of the detached accessory buildings will exceed 75 percent of the size of the primary structure 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-2021-0130, 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.
7. The guest building and detached garage shall either be constructed after the primary structure or simultaneously with the primary structure. Neither the guest building nor the detached garage shall receive a final inspection/certificate of occupancy until such time as the primary structure has received the final inspection/certificate of occupancy.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.085 (Mobilehome 6,000 and 12,000 residential districts); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Medium Density Residential

PRESENT ZONING: Mobilehome 12,000 (MH12)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobilehome 12,000/ single family residences
EAST: Mobilehome 6,000/ single family residences
SOUTH: Mobilehome 12,000/ single family residences
WEST: Mobilehome 12,000 / single family residences

ENVIRONMENTAL INFORMATION:

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

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.31 acres
2. PROPOSED STRUCTURE SIZE: Primary residence- 1,680 square feet; guest building- 693 square feet; detached garage 900 square feet
5. REQUIRED SETBACKS: 20 feet from front; 10 feet from side; 20 feet from rear. As proposed, the structure meets these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The subject parcel is approximately 0.31 acres in size, zoned Mobilehome 12,000 (MH12), and is currently vacant. The applicant is seeking to construct a 1,680 square foot primary residence, a 693 square foot guest building, and a 900 square foot detached garage. The proposed primary residence is a permitted primary use and therefore does not require a special use permit; however, per Carson City Municipal Code (CCMC) 18.04.085.3 a guest building is allowed in the MH12 zoning district subject to first obtaining a special use permit and meeting the requirements of Division 1.4 of the Carson City Development Standards (CCDS). Additionally, the cumulative square footage of the accessory structures (guest building and detached garage) will total 1,593 square feet which is 94.8 percent of the primary structure. Per CCMC 18.05.055, since the cumulative area of the detached accessory structures will exceed 75 percent of the size of the primary structure, 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 May 11, 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 May 26, 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.

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

Local intersections:

- The property is currently served by a dirt access road which intersects Dori Way. The

intersection is Catherine Circle and Dori Way is across the street from the dirt road.

Parking and internal circulation:

- The site currently does not have parking, but the plans offers onsite parking via a parking lot. There is no parking on the dirt road however there is on street parking via Dori Way.

Proposed and/or necessary improvements:

Per CCMC, the driveway, from Dori Way to the structures, and where vehicles will be parked must be paved. The driveway width shall be no less than 12 feet

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

Sanitary Sewer:

- The existing sewer main is 8-inch asbestos concrete sewer main. This main is approximately 10-15% full (d/D). This main has sufficient capacity to serve the project.

Water:

- The existing water main is 6-inch steel. This main has sufficient capacity to serve the project.
- Previous comments from MPR 2012-0072 are still applicable.

Storm Drain:

- The property drains to the street via drainage easements. No proposed changes to the existing drainage. LID improvements will be required due to lack of positive drainage from the lot.

Public Lands:

- The following easements at the property were created by parcel map 2247: 25 foot access and public and utility easement at the north side of the property, 20 foot by 50 foot emergency access easement at the north-east side of the property, 5 foot public utility and drainage easements on all sides of the property.

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 (will meet) engineering standards for health and safety (if conditions are met).

Earthquake faults: The nearest fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The flood zone is Zone X (unshaded).

Site slope: The site is already developed so the slope is minimal.

Soils and Groundwater: The site is already developed.

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:

1. Project must comply with the International Fire Code and northern Nevada Fire Code amendments as adopted by Carson City.
2. Each home must have its own discrete address.

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 Medium Density Residential. The primary uses associated with the Medium-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 guest building and detached garage 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 and other personal items to be stored inside a building instead of in the open. The guest building will provide for living quarters for family members of the primary residence and other non-paying guests. The guest building is not allowed to be rented as a secondary dwelling unit.

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

The garage will allow for vehicles and other personal items to be stored inside a building instead of in the open. The garage will allow for vehicles and other personal items to be stored inside a building instead of in the open. The guest building will provide for living quarters for family members of the primary residence and other non-paying guests. The guest building is not allowed to be rented as a secondary dwelling unit. 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 guest building and detached garage do 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.

The detached garage is incidental to the primary use and allowed in the MH12 zoning district. The cumulative square footage of the garage and the guest house will exceed 75 percent of the square footage of the primary residence; therefore, a special use permit is required. The proposed location complies with required setbacks and the proposed height are in compliance with the maximum height of 26 feet. The building will require a building permit and must comply with all City standards.

The guest building is a conditional use in accordance with CCMC 18.04.085.3 and requires a special use permit. With the approval of this special use permit and recommended conditions of approval, the guest building will meet the definition and standards required to support this use in the MH12 zoning district.

Division 1.4 of the Development Standards outlines the specific criteria a guest building must meet. The development standards and how the proposed guest building will meet these criteria are addressed below.

1.4 Guest building development.

Guest building refers to a dwelling unit on the same lot as the primary dwelling unit and ancillary to it. A guest building may provide complete, independent living facilities for 1 or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. Typical uses include guest houses, second units, extended family housing and caretaker's quarters.

1.4.1 *A site plan shall be submitted indicating the following:*

- a. Location of primary residential structure with setback distances, distance to guest building and other accessory structures.*
- b. Location of all public and private utilities and/or well and septic tank/leach field.*
- c. Access to primary residential structure and guest building.*
- d. Zoning, size of lot, assessor's parcel number, north arrow, scale, location of other outbuildings.*

The application for the special use permit includes a site plan which meets the above requirements.

1.4.2 *Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.*

Prior to issuance of a certificate of occupancy for the guest building, a deed restriction will be recorded in compliance with this requirement.

1.4.3 *Existing Guest Buildings. Existing guest buildings may expand to include a kitchen facility only upon full compliance with the provisions of this division. Approval of a building permit is required if the structure itself is being altered.*

This does not apply as the guest building is not existing.

1.4.4 *Maximum Size. Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:*

- a. In the SF6, MH6, SF12 and MH12 zoning districts, a maximum of 700 square feet;*
- b. In all other single-family residential districts, a maximum of 1,000 square feet.*

The parcel is zoned MH12 and therefore the guest building is limited to 50 percent of the assessed floor area of the main residence or 700 square feet, whichever is less. The proposed main residence will be 1,680 square feet. The proposed guest building will be 693 square feet which is less than 50 percent of the square footage of the main residence and less than 700 square feet.

1.4.5 *Required Setbacks. All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.*

The guest building will meet the required setbacks for the MH12 zoning district. There are no proposed second story elements.

1.4.6 *Maximum Building Height. The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.*

As proposed, the guest building will be well under the maximum height of 26 feet.

1.4.7 *Required Parking. A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard setback area in addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.*

A minimum of two parking spaces must be provided for the main residence and another two spaces for the guest building. As demonstrated on the site plan, sufficient parking will be provided on-site with at least 6 parking spaces being shown.

1.4.8 *Site Design.*

- a. *Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features;*
- b. *Only one entrance may be visible from the street frontage.*

The architectural design and materials for the guest building will be consistent with the design and materials of the main structure. The parcel does not front a street. It is accessed via an access easement; therefore, neither entrance will be visible from Dori way.

1.4.9 *Modifications to These Provisions.*

- a. *The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit;*
- b. *The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.*

The applicant is not requesting any modifications or variances to these standards.

1.4.10 *Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units.*

The applicant has indicated that the guest building will be occupied by the parents of the resident of the main dwelling and will not be rented as a second unit.

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

The guest building and the cumulative square footage of the accessory structures will not be detrimental to public health, safety, convenience, and welfare. The structures are consistent with the MH12 zoning and the guest building development standards. The garage will allow for vehicles and other personal items to be stored inside a building instead of in the open. The guest building will provide for living quarters for family members of the primary residence and other non-paying guests. The guest building is not allowed to be rented as a secondary dwelling unit.

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 guest building will not change the land use, as they are both accessory to the single-family residential use. The proposed guest building and cumulative square footage of 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 and all other applicable standards.

Attachments:

Application (LU-2021-0130)

Special Use Permit
Application & Check List
2754 Dori Way Carson City, NV 89706
APN 008-181-22

Submittal Packet	
Application Form	✓
Detailed Written Project Description	✓
Site Plan	✓
Bldg Elevation Drawings & Floor Plans	✓
Special Use Permit Findings	✓
Master Plan Policy Checklist	✓
Acknowledgment Statement	✓
Documentation of Taxes Paid to Date	✓
Project Impact Reports	N/A
USB Drive in PDF	✓
Copy of MPR 2021-0072	✓
Photos of new 6ft CMU wall	✓

RECEIVED

APR 28 2021

CARSON CITY
PLANNING DIVISION

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

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.

accounting@#nemasonry.net

Project's Assessor Parcel Number(s):

Street Address

008-181-22

2754 Dori Way Carson City, NV 89706

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

MH 12,000

Nearest Major Cross Street(s)

Sherman Lane & Nye Lane

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
2 modular homes and a garage/shop. Please see written description attached

PROPERTY OWNER'S AFFIDAVIT

Paul M Holloway, 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

32 Cash Dr Mound House, NV 89706

Address

4/14/2021

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA

COUNTY

CARSON CITY

On April 14th, 2021, Paul Holloway, 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.

Shawna Mayzene Born
Notary Public



SHAWNA MAYZENE BORN
NOTARY PUBLIC
STATE OF NEVADA

My Commission Expires: 12-15-2024

Certificate No: 21-6712-03

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.

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

Paul Matthew Holloway
Print Name

9/14/21
Date

Special Use Permit

2754 Dori Way, Carson City, NV 89706
APN 008-181-22

Owner: Paul M Holloway
Dba; Northeast Construction
32 Cash Drive
Mound House, NV 89706
(775) 745-1769

Contractor: Paul M Holloway
General B-2 Lic#23318 Limit \$5,200,000
Division 4 Masonry Lic#26824 Limit: Unlimited
Manufactured Housing Lic#00245

Request: To obtain special use permit for guest building & detached garage
Based on CCMC 18.05.055 limiting the cumulative square footage in
Excess of 75%

Location: 2754 Dori Way

APN: 008-181-22

Master Plan
Designation: Medium Density Residential

Zoning: MH12

Parcel size: 0.31 acres

Site Plan
Prepared by: Paul M Holloway

Written Project Description

This is a starter home, investment for my youngest child. I shot grades at the start and built three site walls on the property line leaving the front open to build, and will button up with landscaping, planters, and low seat walls at close of job. The lot is level east to west with an 8" drop north to south which I left drain holes 2" at two foot on center for 100-year flood (see pictures) The lot will get close to level with spoils from excavation. Soil is a horizon for about 2 feet than hard pan. I will put in a dry well in the south west corner. What you are seeing on drawing is my first guess at site work. I am awaiting input from Coons Excavating & Construction, Creekside Electric, and a plumber yet to be determined. I am building a subbase of my peers, many who are now retired, such as the plumber, so I'm still trying to find and develop a working relationship with.

The total square footage for this lot is 13,586. My plan for the lot is as follows:

I have already constructed a beautiful 6ft CMU block wall around the property, replacing old, worn down fencing at no charge to the (3) affected neighbors.

I plan to put (3) structures on the property.

Per Site Plan – BUILDING 1 – Exterior walls will be CMU with ridged insulation inside. All 3 buildings will have the same attractive block pattern. Foundation will be monolithic slab and footings. 693 sq ft (13.4' x 52') as a “guest building” 2 bedrooms, 2 baths, single story. (2) parking spots. Building height is 11'. Roof pitch is 4:12.

Per Site Plan – BUILDING 2 – Exterior walls will be CMU with ridged insulation inside. All 3 buildings will have the same attractive block pattern. Foundation will be monolithic slab and footings. 1,680 sq ft (30' x 56) as the primary residence. 3 bedrooms, 2 baths, single story. per parking regulations, there will be 5 spots in front of proposed garage. Building height is 11'. Roof pitch is 4:12.

Per Site Plan – GARAGE – 900 sq ft (30 X 30) garage for storage/shop. Exterior walls will have the same attractive brick pattern. It will have water/power. The walls will be constructed of CMU, which is a sustainable building material.

The lot is vacant now, but previously had water/sewer/gas/power. Based on the structures, I will need to bring in utilities for each building. Please see site plan for existing and proposed utilities. All utilities will be underground. Building 1 utilities will be in the Northwest Corner, Building 2 will be in Northeast Corner, Garage will be in Southwest Corner. (see site plan)

Each building will have an attractive block pattern. Color, outside lighting, building eaves, and roofs will all match.

There is always the option of attaching the garage to the main residence, although I prefer the garage further away from the residence.

There will be a future landscaping plan. A garden is planned as well.

The (3) structures will be placed on foundations per Carson City Building Code.

In closing, I would like to say this process has given me time on my end to do my homework and really pencil out the costs of these new homes. If I am correct in my thinking, and this gets approved, I will move forward with build plans which I have been working and costing. Considering my skill set, market conditions, cost, and availability of subs, I am leaning towards full CMU exterior, metal interior studs, on a monolithic foundation pour with the same footprint. The extremely long lead time with the new modular, and long term for my daughter has me exploring this most seriously.

Special Use Permit Application Findings

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

The proposed site plans meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12). The area is zoned MH12, identified as "medium density" allowing 3-8 dwellings. The project adheres to the mix of housing types and is compatible with the existing neighborhood.

Use of sustainable building materials and construction techniques will be used to promote water and energy conservation. All three structures will be built with CMU walls, ridged insulation, and double insulated Low E windows.

The project meets all adopted standards, and setbacks.

This project will not result in material damage or prejudice to other property in the vicinity. It will be one of the best homes, resulting in attracting more of the same in time. Thus, resulting in property values rising.

The property is zoned "z" and not in a flood zone. The setbacks and easements can be found on the Site 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 to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

2754 Dori Way is in the Medium Density Residential and is zoned MH12.

This is a residential neighborhood, and all surrounding land is used and zoned for the same.

Plan will not be detrimental. This is a neighborhood in transition for the better. The neighborhood is becoming a solid productive working-class neighborhood. I have already built a beautiful 6ft block wall around the property replacing old, failing wood fences at no cost to any of the affecting neighbors. I have removed all trash, and two failing old storage buildings that will increase all property values while completing privacy for all.

The plan includes a full garage and a future landscaping plan.

Access is off Dori Way, using a shared easement, impacting only one resident. The total is 3 homes, including ours, using this easement. The property also has an emergency vehicle easement.

This property is now vacant, but had at one time a mobile home, thus making the water and sewer existing, not creating an overburden to public services.

The proposed project will not be detrimental to the public health, safety, convenience, and welfare. I feel our planned use will have a positive effect and encourage others.

The project will not result in material damage or prejudice to other property in the vicinity. It will be one of the best homes, resulting in attracting more of the same in time.

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

This project will have no detrimental effect on traffic, vehicle, 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.

This project will not overburden existing public services. The lot has water/sewer. Police and Fire will not be affected. Upon approval, I will contact the assessor's office to give each residence a specific address.

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 Project meets the definition of land use policies. The property is zoned MH12 and identified as "medium density" 3-8 dwellings acre. The project adheres to the mix of housing types and is compatible with the existing neighborhood.

Plot plan meets the definition and specific standards in the Carson City Municipal Code, Title 18.

Specific Standards		2754 Standards	
Zoning	MH12	Zoning	MH12
Min Parcel Area	12,000 sq ft	Parcel Area	13,586 sq ft
Max Density	1 per 12,000 sq	Max Density	
Min lot width	70 ft	Lot Width	96.25 sq ft
Max lot Depth	210 ft	Lot Depth	141.1 sq ft
Max Height	26	Max Height	11 ft
Min Setbacks (front)	20 ft	Min Front	35 ft
Min Setbacks (side)	10 ft	Min side	10 ft
Min Setback (street)	15 ft	Setback (street)	35
Min Setback (rear)	20 ft	Setback (rear)	20 ft

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

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

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

The project will not result in material damage or prejudice to other property in the vicinity. It will be one of the best homes, resulting in attracting more of the same in time.

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:

MV

- 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

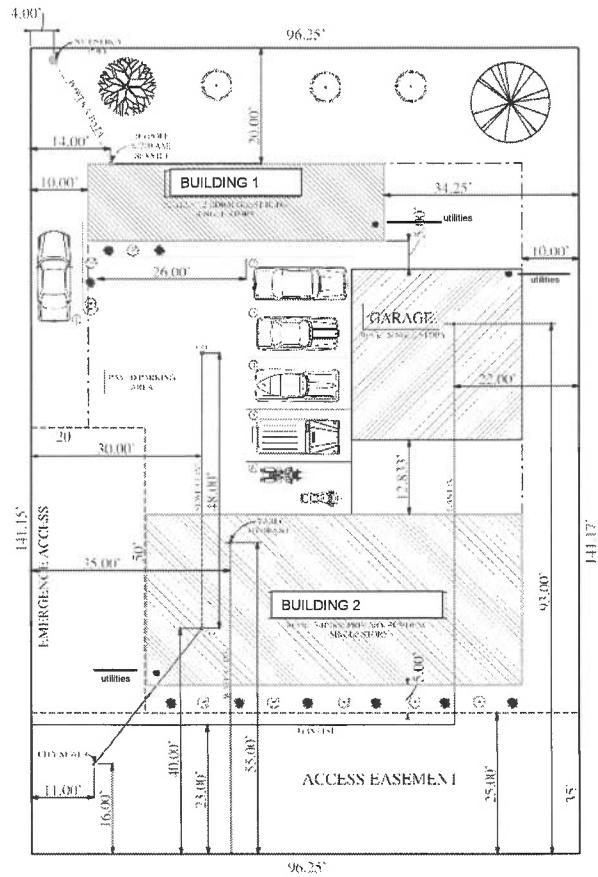


The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

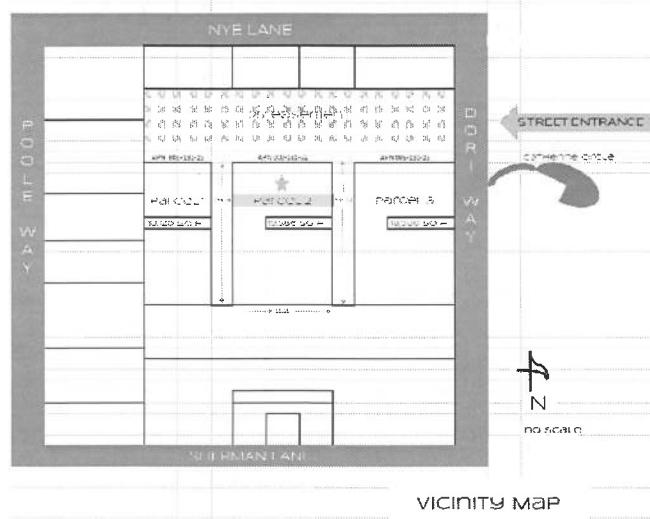
amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

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)?



SITE PLAN



VICINITY MAP

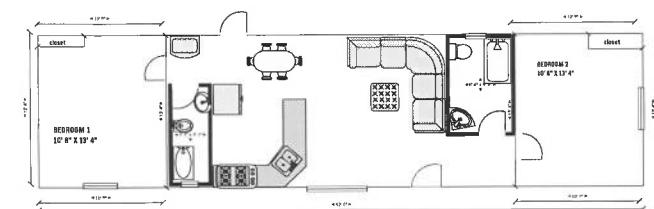
Applicant, Owner, Site Plan Preparer:

Paul M Holloway dba Northeast Construction
32 Cash Drive Mound House, NV 89706
cell 775 745-1769 office 775 246-0105

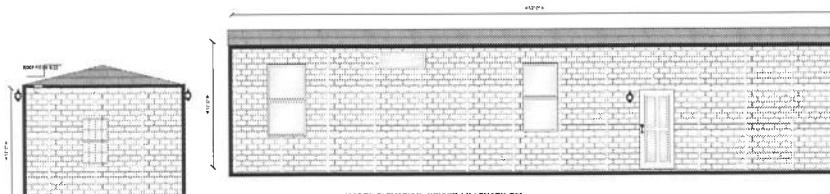
APN 008-181-22
2754 Dori Way Carson City, NV 89706
Variance, Special Use Permit

Refer to Subject MPR-2021-0072

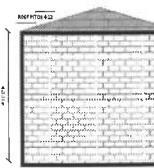
Site Plan	APRIL 12, 2021
Paul Holloway Project 2754 Dori Way, Carson City, NV 89706 APN: 008-181-22	Construction Drawings Set No. 1 Construction Details
C1	



Floor plan "Guest Residence" 13.4 x 52 2 BD/2BA



EAST ELEVATION 13' 4" x 11'



WEST ELEVATION 13' 4" x 11'

NORTH ELEVATION HEIGHT 11' LENGTH 52'

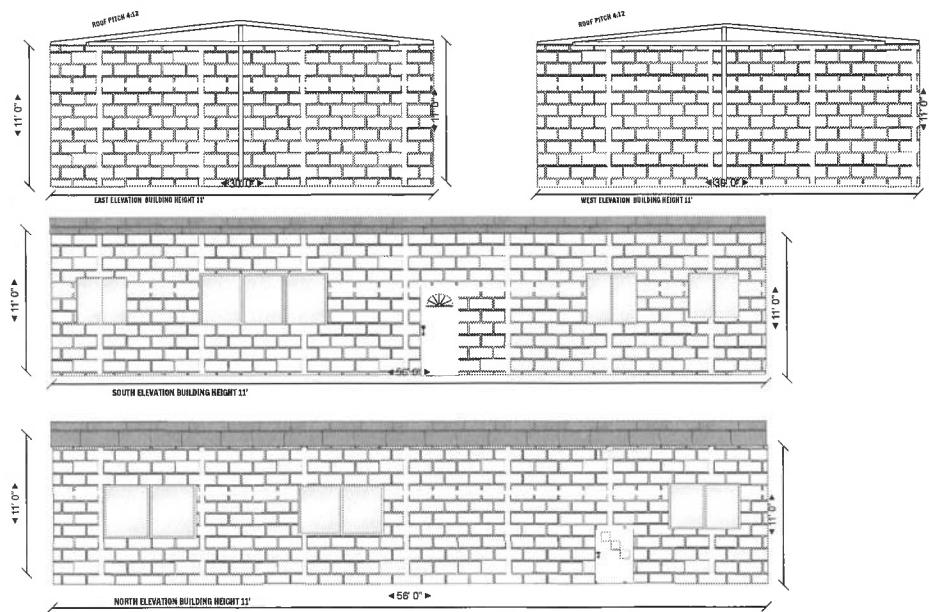
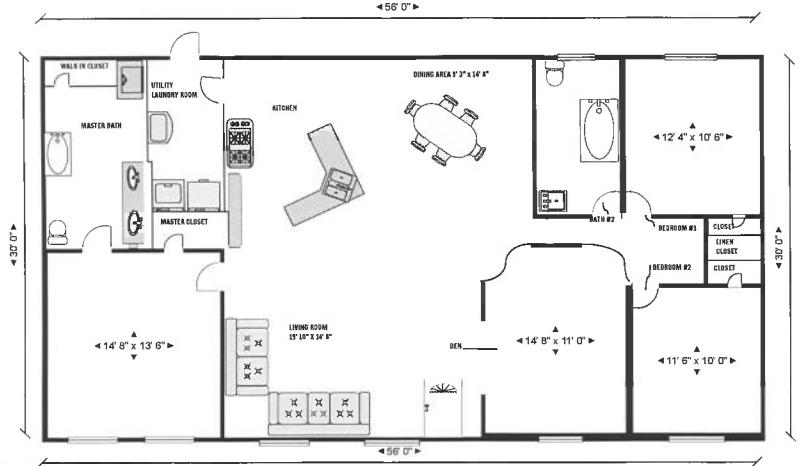
SOUTH ELEVATION HEIGHT 11' LENGTH 52'

GUEST RESIDENCE = BUILDING 1
693 SQ FT 13.4 x 52
2BD/2BA
BUILDING HEIGHT 11'

Applicant/Owner/Builder/Plan Preparer:
 Paul M Holloway dba: Northeast Construction
 32 Cash Drive Mound House, NV 89706
 cell 775 745.1769 office 775 246.0105

APN 008-181-22
 2754 Dori Way Carson City, NV 89706
 Special Use Permit
 refer to MPR-2021-0072

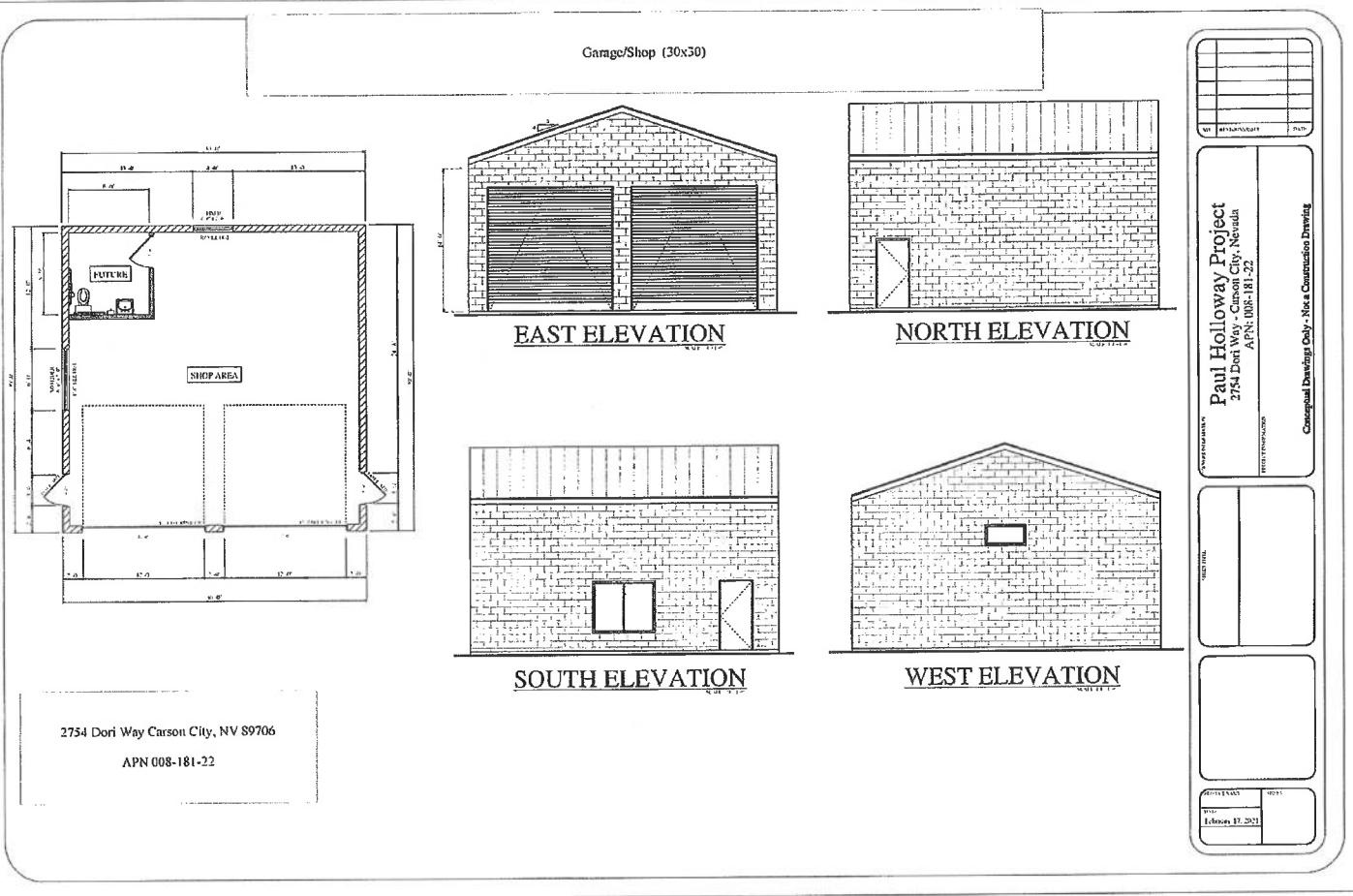
2754 Dori Way Carson City, NV 89706	891330	0000414	PAUL HOLLOWAY	BUILDING 1 GUEST RESIDENCE	PAUL HOLLOWAY DBA NORTHEAST CONSTRUCTION 2754 Dori Way Carson City, NV 89706 775 745-1769 cell office 775 246-0105 APN 008-181-22
GUEST RESIDENCE 693 SQ FT 2BD/2BA	13'4" x 52'	04/23/2021	Plan A		



Applicant/Owner/Builder/Plan Preparer:
Paul M Holloway dba Northeast Construction
32 Cash Drive Mound House, NV 89706
cell 775 745-1769 office 775 246 0105

APN 008-181-00
2754 Dori Way Carson City, NV 89706
Special Use Permit
refer to MPR-2021-0072

Site: APN 008-181-22 2754 DORI WAY CARSON CITY NV 89706	Drawing: 801506	Project: 0000416	Drawn: PAUL HOLLOWAY	Notes: BUILDING 2 MASTER RESIDENCE 30 X 56 1,680 SQ FT 3 BD/2BA	OWNER/BUILDER: PAUL HOLLOWAY DBA NORTHEAST CONSTRUCTION APN 008-181-22 2754 DORI WAY CARSON CITY NV 89706
Title: MAIN RESIDENCE FLOOR PLAN BUILDING ELEVATIONS	Scale: 1/4":1' 0"	Date: 04/23/2021	Rev: A		



Carson City Property Inquiry

Property Information

Parcel ID	008-181-22	Parcel	0.3100
Tax Year	2021	Acreage	
Land Use	RES	Assessed Value	17,982
Group		Tax Rate	0.0000
Land Use	280 - Single Family Residential with Minor Improvements	Total Tax	\$0.00
Assessing	MH12	Fiscal Year	
Tax District	024	Total Unpaid	\$0.00
Site Address	2754 DORI WY	All Years	

[Pay Taxes](#)

See Sketches or Photos

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	46,000	5,377	0	51,377
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	46,000	5,377	0	51,377

Assessed Value	Land	Building	Per. Property	Totals
Residential	16,100	1,882	0	17,982
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	16,100	1,882	0	17,982

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created from split of parcel # 008-181-22, Primary new parcel is parcel # 008-181-23, 98-99, *****	09	T15N	R20E		
PARCEL 2 MAP #2247	09	T15N	R20E		

No Personal Exemptions

No Billing Information

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$386.74	\$386.74	\$0.00	9/11/2020
(2019 - 2020)	\$373.32	\$373.32	\$0.00	3/12/2020
(2018 - 2019)	\$359.79	\$359.79	\$0.00	3/14/2019
Show 20 More				

Related Names

CURRENT DBA FOR 2021 (2021 - 2022)		CURRENT OWNER FOR 2021 (2021 - 2022)	
ame	NORTHEAST	Name	HOLLOWAY, PAUL
	CONSTRUCTION D/B/A,	Mailing	
ailing		Address	
dress		Status	Current
tatus	Current	Account	
ccount			
CURRENT MAIL TO FOR 2021 (2021 - 2022)			
ame	HOLLOWAY, PAUL		
ailing	D/B/A NORTHEAST		
dress	CONSTRUCTION		
	32 CASH DR		
	CARSON CITY, NV, 89706		
tatus	Current		
ccount			

Structure 1 of 1

Sales History

Document	Document	Sale	Sold By	Sold To	Price
Year	#	Type	Date		
2021	516141	GRANT	2/3/2021	LINDA BECK	PAUL HOLLOWAY
		BARGAIN			NORTHEAST
		SALE			CONSTRUCTION
		DEED			D/B/A

Parcel Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00818106	Split	1998	1998	Yes

No Taxing Entity Information



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180-Hearing Impaired:711
www.carson.org
www.carson.org/planning

March 25, 2021

Paul Holloway
32 Cash Drive
Mound House, NV 89706
Via Email: accounting@nemasonry.net

SUBJECT: MPR-2021-0072

PROJECT DESCRIPTION: A Major Project Review to place two modular homes and a detached garage/shop building on a 0.31-acre parcel.

SITE INFORMATION:

Location:	2754 Dori Way
APN:	008-181-22
Master Plan Designation:	Medium Density Residential
Zoning:	Mobilehome 12,000
Parcel size:	0.31 acres

COPY

The following is a summary of the staff comments based on the Major Project Review meeting held on March 16, 2021.

PLANNING DIVISION –

Contact Heather Ferris, Planning Manager, 775-283-7080

1. The subject parcel is zoned Mobilehome 12,000 (MH12). A single-family residence is a permitted primary use and therefore does not require a special use permit (CCMC 18.04.085).
2. A guest building is allowed in the MH12 zoning district subject to first obtaining a special use permit (CCMC 18.04.085.3) and must meet the requirements of Division 1.4 of the Carson City Development Standards (CCDS), including but not limited to the following:
 - a. The guest building is limited to 50% of the square footage of the primary residence or 700 square feet, whichever is less.
 - b. Parking must be provided at a ratio of 1 space per bedroom for the guest building.
 - c. Architectural design and materials for the guest house must be consistent with the main structure; and
 - d. The guest building may not be rented.
3. A detached garage is a permitted accessory use; however, Carson City Municipal

Code (CCMC) 18.05.055 limits the cumulative square footage of all detached accessory structures (guest building, garages, sheds, etc.) to 50% of the square footage of the primary structure (single family residence). A cumulative square footage in excess of 50% but less than 75% requires approval of an administrative permit and anything in excess of 75% requires approval of a Special Use Permit. In this case the cumulative square footage of both the proposed guest building and the detached garage is 102.6% of the square footage of the proposed single-family residence; therefore, a Special Use Permit is required.

4. Prior to obtaining building permits for the guest building and the garage, a Special Use Permit will be required as addressed in comments 3 and 4 above. The Special Use Permit application and Planning Commission submittal calendar can be accessed via the links below:

Special Use Permit Application
Planning Commission Submittal Calendar

5. Setbacks and height limitations are addressed in CCMC 18.04.190. With the front setback being along the northern-most property line, the rear setback, by definition, is along the southern-most property line. CCMC 18.04.190 requires a 20-foot minimum rear setback. Therefore, the guest building must be moved a minimum of 10 feet to the north in order to comply with these setbacks. The proposed site plan complies with all other setbacks.

FIRE DEPARTMENT –

Contact Jenny Williamson, Fire Inspector II/Fire Investigator, 775-283-7152

6. Project must comply with currently adopted fire code and fire amendments.
7. Each residential building on-site must have its own discrete address. Contact the Assessor's Office.

ENGINEERING AND UTILITIES –

Contact Stephen Pottey, Project Manager, 775-283-7079

Transportation:

8. The driveway, from Dori Way to the structures, and where vehicles will be parked must be paved. The driveway width shall be no less than 12 feet.

Water:

9. The project is served by an existing water lateral from an existing 6-inch steel water main in Dori Way.
10. If any hydrants or sprinklers must be added for the project, a wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact the Water Operations Supervisor at (775) 283-7081 to schedule a fire hydrant flow test.

11. The project must be served by its own water meter that is located on the property line on Dori Way.

Sewer:

12. The project is served by an existing sewer lateral from an existing 8-inch asbestos concrete sewer main. This existing main's capacity is estimated to be around 10-15% full.

Storm Drainage and Flooding:

13. The storm drain development standards have been revised and moved to a Carson City Drainage Manual which will be effective on July 1, 2021. These changes include a change in the detention design storm to a 10-year 24-hour event, and the inclusion of Low Impact Design requirements. A link to the drainage manual will be sent by email. If the project plans are submitted for a permit before July 1, 2021, the current drainage standards will apply.
14. The flood zone is Zone X (unshaded) so no special flood damage mitigation will be required.
15. This project falls under the exception for the development of one single-family residence that causes less than one acre of land disturbance, so a drainage study will not be required. However, there are multiple structures and the area is flat and will likely pond stormwater. A LID bmp is required to decrease the impact to the neighbors from stormwater runoff.

City Lands and Easements:

16. The following easements at the property were created by parcel map 2247: 25 foot access and public and utility easement at the north side of the property, 20 foot by 50 foot emergency access easement at the north-east side of the property, 5 foot public utility and drainage easements on all sides of the property.

General Comments:

17. Water and sewer connection fees must be paid. If these fees were paid in the past, then the difference between the old and new amounts of water/sewer usages must be paid for. Please see CCMC 12.01.030 for the water connection fee schedule and 12.03.020 for the sewer connection fee schedule.
18. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
19. Please reach out to Waste Management before applying for a building permit for approval of the parking and access layout.
20. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
21. Addresses for units will be provided during the building permit review process.

22. Fresh water must be used for Dust control. Contact the Water Operations Supervisor Public Works at 283-7382 for more information.
23. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
24. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
25. If an existing water service is to be re-used, it must be checked for condition. It may need to be replaced. Any existing water and sewer services not being used must be abandoned at the main.
26. New electrical service must be underground.
27. Please show sufficient utility information to ensure that minimum spacing is met between water meters and dry utilities.
28. Any work performed in the street right of way will require a traffic control plan and a timeline type schedule to be submitted before the work can begin. A minimum of one-week notice must be given before any work can begin in the street right of way.
29. Please show any easements on the construction drawings.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

Building Division

Corey Coleman, Building Official, 775-283-7052

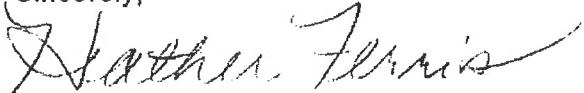
14. Design to the 2018 Code Series.
15. Provide submittal digitally to the Carson City Building Department at permitcenter.carson.org.
16. Manufactured housing permit required. Please coordinate footing/attachment for lot to trailer with both divisions.
17. The Carson City Building Division will verify address, stairs, utility connections, footing/foundations, and Manufactured Housing certification.

Conclusion

Please provide a copy of the MPR letter with any submittal related to the proposed project. Due to changing conditions of business and requirements for zoning, master plan, and development codes of Carson City, this MPR information will expire and may need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

These comments are based on the Major Project Review Committee's review. If you have any questions, please do not hesitate to contact the staff members listed in this letter.

Sincerely,



Heather Ferris
Associate Planner

cc: MPR-2021-0072





