

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JULY 28, 2021

FILE NO: LU-2021-0210

AGENDA ITEM: 3.A

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2021-0210 For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 73 percent of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 2250 Snyder Avenue (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 1,700 square foot garage. A garage is a permitted accessory use in the Single Family 1 Acre zoning district; however, Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site are more than 50%, but less than 75% of the square of the primary structure.

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

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.

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

8. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Public/Quasi-Public
WEST: Single Family 1 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: Moderate Severity beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.10 acres
2. PROPOSED STRUCTURE SIZE: 1,700 square feet
3. SETBACKS:

Required per CCMC 18.04.190

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

Proposed

Front: 100+ feet; Side: 63 feet on left side and 51 feet on right side; Rear: 112 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached garage. A detached garage is a permitted accessory use in the Single Family 1 Acre zoning district; however, Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure on-site is more than 50%, but less than 75%, of the square footage of the primary structure. The subject property already contains a single-family residence with an attached garage, totaling 2,337 square feet. The square footage of the proposed accessory structure totals 1,700 square feet. There are no other detached accessory structures located on-site.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 35 adjacent property owners within 700 feet of the subject site on July 12, 2021. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on July 28, 2021, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

The Engineering Division has no preference or objection to the administrative permit 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:
 - CCDS 12.12.2: Residential Driveway Access

ENGINEERING DISCUSSION:

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

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

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

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

Development Engineering has no comment on this finding.

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

Local intersections: The closest intersection is Snyder Ave and Conte Dr. Snyder Ave is a minor collector while Conte Dr is a local street.

Parking and internal circulation: Parking is currently provided by an existing garage on site and non-paved on street parking is available.

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

Storm Drain:

- Site currently drains to the street. No changes to existing infrastructure.

Public Lands:

- Parcel Map #608 recorded on October 19, 1977 granted 5-foot easements along the northern, western, and eastern parcel lines and a 7.5-foot easement along the southern parcel line adjoining Snyder Avenue.

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

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

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

Site slope: The site's slope is between 2% to 8%.

Soils and Groundwater: The soil is gravelly sandy loam with the depth to ground water table greater than 80 inches.

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. Project is in the identified wildland urban interface area of Carson City and must comply with the IWUIC and Northern Nevada Wildland Urban Interface code amendments.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary use of the Low-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A detached garage is considered an accessory use in the SF1A zoning district and are therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Detached accessory structures are common in such areas.

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

The proposed garage will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on larger single family lots in rural areas.

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

A detached garage is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of the garage will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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

A detached garage is a permitted accessory use in the Single Family 1 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

- 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 application has been reviewed for compliance with the code. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A detached garage is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 1,700 square foot structure is 73% of the size of the primary residence. The primary residence is 2,337 square feet (including the attached garage). The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district.

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

A detached garage is a permitted accessory use in the Single Family 1 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50%, but less than 75% of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures,

such as garages, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but less than 75% of the size of the primary structure an Administrative Permit is required. The proposed 1,700 square foot accessory structure is 73% of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district.

Attachments

Application (LU-2021-0210)

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

FOR OFFICE USE ONLY:
 CCMC 18.02.110

FILE # LU-2021-0210

ADMINISTRATIVE PERMIT

APPLICANT **PHONE #**
 Stella Ramey 775-883-0240

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

MAILING ADDRESS, CITY, STATE, ZIP
 2250 Snyder Ave Carson City NV 89701

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

EMAIL ADDRESS
 jrsrepairservice@gmail.com

PROPERTY OWNER **PHONE #**
 Stella Ramey 775-883-0240

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
 2300 Snyder Ave

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Douglas Ramey Jr 775-721-5466

Submittal Deadline: Anytime during business hours.

MAILING ADDRESS, CITY, STATE, ZIP
 2250 Snyder Ave Carson City Nv 89701

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

EMAIL ADDRESS
 jrsrepairservice@gmail.com

Project's Assessor Parcel Number(s): 01027125	Street Address 2250 Snyder Ave Carson City Nv 89701
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Project's Current Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s) Conte Ave
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Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
Storage /Garage for Motorcycles,RV,ATV 34x50x18 (1700 Sq Ft) Detached on 1acre lot

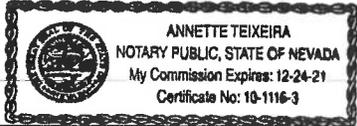
PROPERTY OWNER'S AFFIDAVIT
 Stella Ramey, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Stella Ramey 2300 Snyder Ave 05/25/2021
 Signature Address Date

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

STATE OF NEVADA
 COUNTY }
 on May 31, 2021, Stella Ramey, 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.

Annette Teixeira
 Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

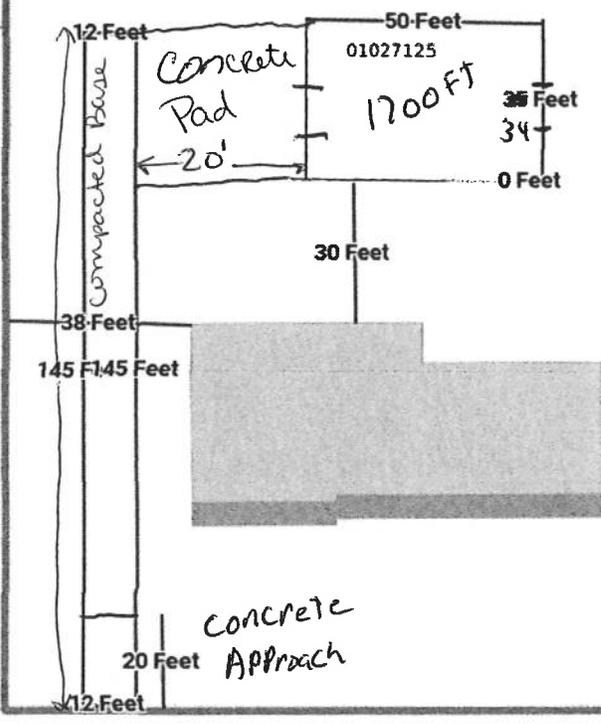
ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Doug Raney
Print Name

4 June 21
Date



SNYDER AV

1" = 40 ft

Property Information

Property ID 01027125
 Location 2250 SNYDER AVE
 Owner RAMEY STELLA L
 Acres 1.1



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
 Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Google Maps



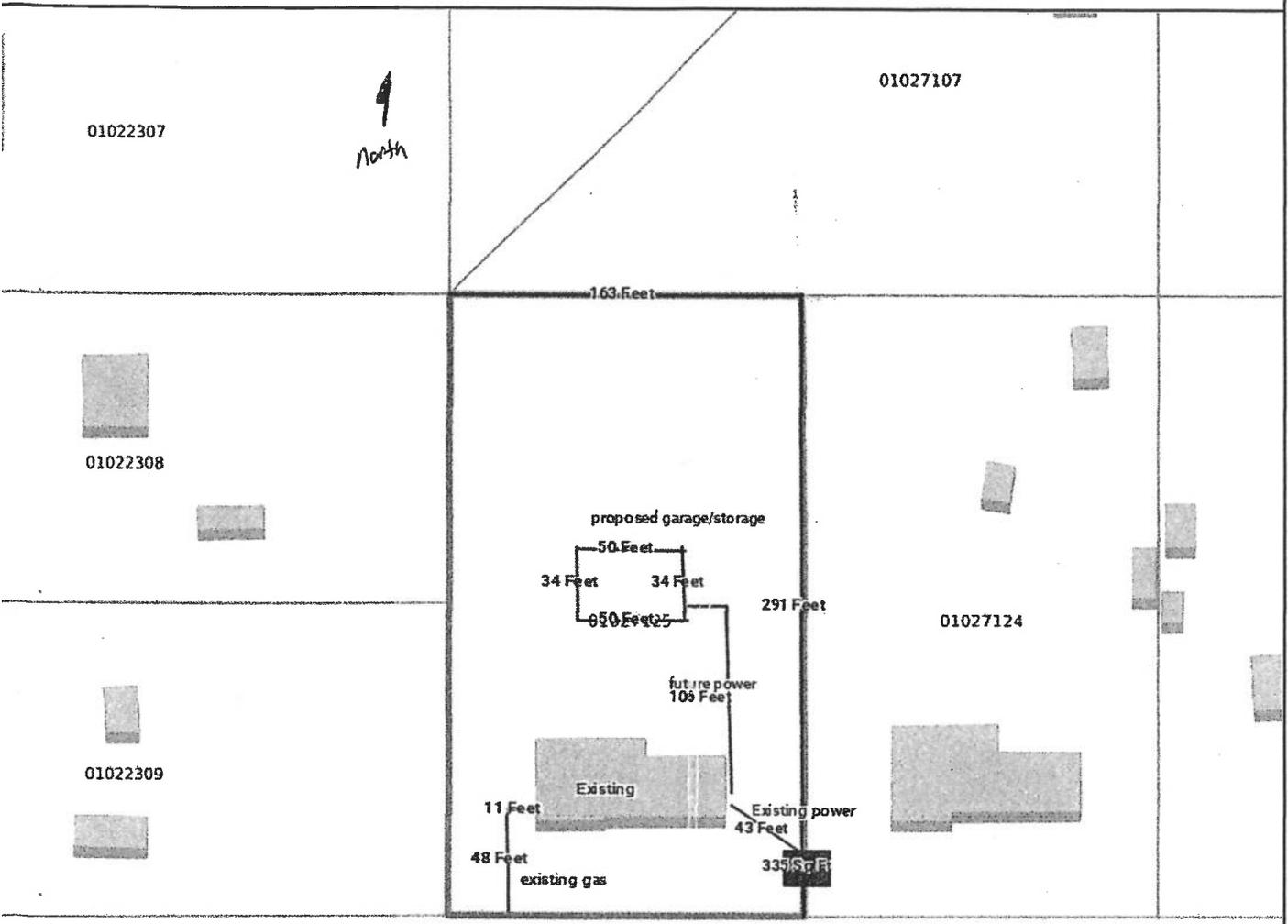
Map data ©2021 500 ft 

DELAYS

Moderate traffic in this area

No known road disruptions. Traffic incidents will show up here.

location of existing and proposed utilities



DER AV SNYDER AV

1" = 50 ft

Property Information	
Property ID	01027125
Location	2250 SNYDER AVE
Owner	RAMEY STELLA L
Acres	1.1


 CLICK LOGO FOR TUTORIAL
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**
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 Geometry updated 11/17/2018
 Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Douglas Ramey <jrsrepairservice@gmail.com>

Project Description

Douglas Ramey <jrsrepairservice@gmail.com>
To: Douglas Ramey <jrsrepairservice@gmail.com>

Wed, Jun 2, 2021 at 7:50 PM

The Project consist of a 1 Acre lot with a Single Family Resident 1773 SqFt with an attached Garage 484 SqFt for a total Square Footage 2257 SqFt future plans are to build a 1700 SqFt Detached Garage / Storage



Douglas Ramey <jrsrepairservice@gmail.com>

Administrative permit Application Findings

Douglas Ramey <jrsrepairservice@gmail.com>
To: Douglas Ramey <jrsrepairservice@gmail.com>

Thu, Jun 3, 2021 at 8:41 AM

- 1) Will be consistent with the objectives of the Master Plan elements.
 - A) Yes, the proposed project is located in Low Density Residential and will remain Low Density Residential
- 2) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of the surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of the adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.
 - A) It will not be detrimental to my neighbors as it is a Garage / Storage
- 3) Will have little or no detrimental effect on vehicular or pedestrian traffic.
 - A) there is No Change
- 4) Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.
 - A) there is no effect on the existing public services
- 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 the district.
 - A) Will meet all Regulations and codes
- 6) Will not be detrimental to the public health, safety, convenience and welfare.
 - A) Will not be detrimental to the public.
- 7) Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
 - A) No Damage will occur.

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: Doug Ramey 2250 Snyder Ave

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY

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

4 **Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

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)?

Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	105,000	86,120	0	191,120
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	105,000	86,120	0	191,120
Assessed Value	Land	Building	Per. Property	Totals
Residential	36,750	30,142	0	66,892
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	36,750	30,142	0	66,892
	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 & Lot
PARCEL 111A MAP #608		33	T15N	R20E

No Personal Exemptions

No Billing Information

Payment History				
Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$2,033.14	\$2,033.14	\$0.00	3/2/2021
(2019 - 2020)	\$1,973.94	\$1,973.94	\$0.00	8/8/2019
(2018 - 2019)	\$1,883.52	\$1,883.52	\$0.00	8/13/2018
Show 22 More				

Carson City Property Inquiry

Property Information

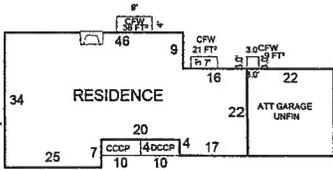
Parcel ID	010-271-25	Parcel	1.1000
Tax Year	2021	Acreage	
Land Use	RES	Assessed Value	66,892
Group		Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF1A	Fiscal Year	
Tax District	027	(2021 - 2022)	
Site Address	2250 SNYDER AVE	Total Unpaid All Years	\$0.00

Pay Taxes

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

Sketches & Photos

Converted Sketch



Related Names

CURRENT MAIL TO FOR 2021 (2021 - 2022)		CURRENT OWNER FOR 2021 (2021 - 2022)	
Name	RAMEY, STELLA L	Name	RAMEY, STELLA L
Mailing Address	2300 SNYDER AVE CARSON CITY, NV, 89701-0000	Mailing Address	
Status	Current	Status	Current
Account		Account	

Structure 1 of 2

Structure 2 of 2

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

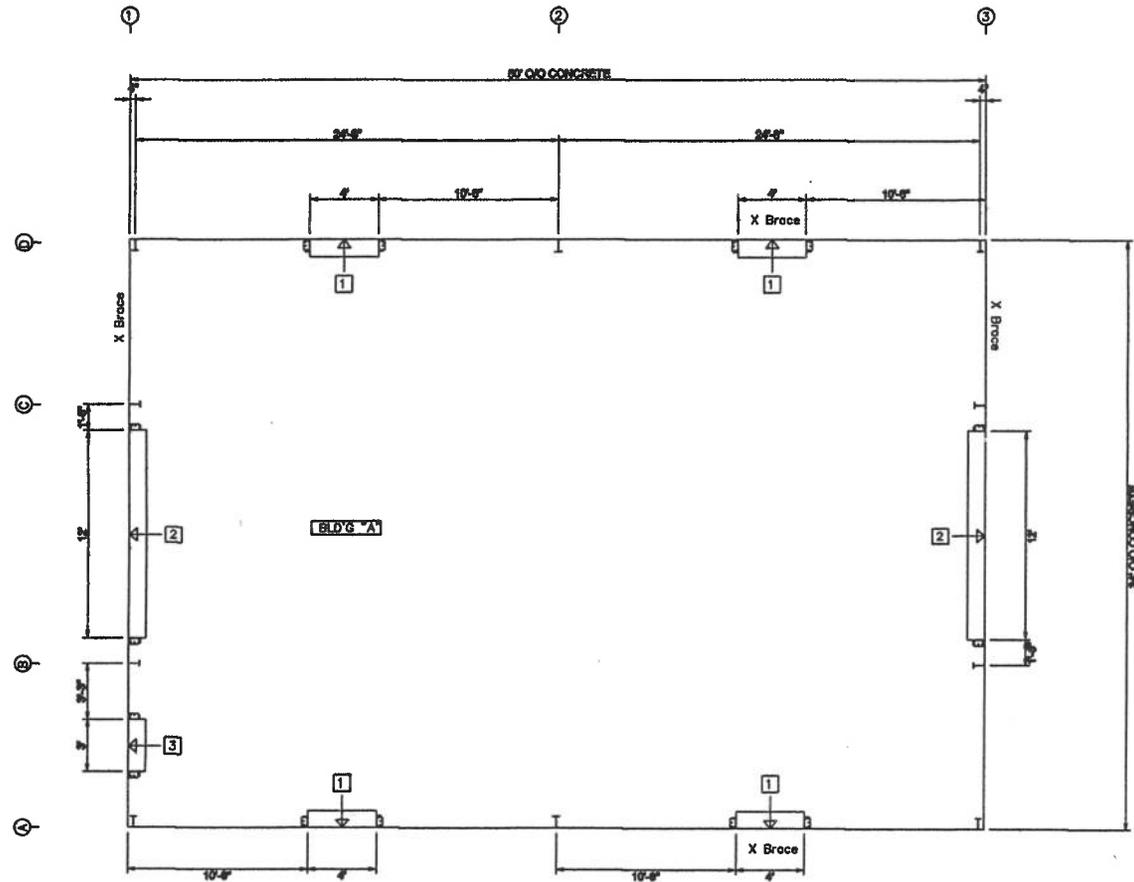
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2021	515352	DEED UPON DEATH	1/15/2021	STELLA RAMEY	DOUGLAS RAMEY	\$0

No Genealogy Information

No Taxing Entity Information

NOT FOR CONSTRUCTION

ACCESSORY SCHEDULE		
Mark	Description	Qty.
1	4'-0" X 3'-0" FRAMED OPENING	4
2	12'-0" X 14'-0" FRAMED OPENING	2
3	3'-0" X 7'-0" FRAMED OPENING	1



Contractor:
CONTACT: Mike Tucker
COUNTY:

Builder:
Empire Steel Building

Scale:	NOT TO SCALE
VERSION:	PAPER:
	22
ESTIMATOR:	DATE:
JA	6/
JOB NAME:	
RJ	

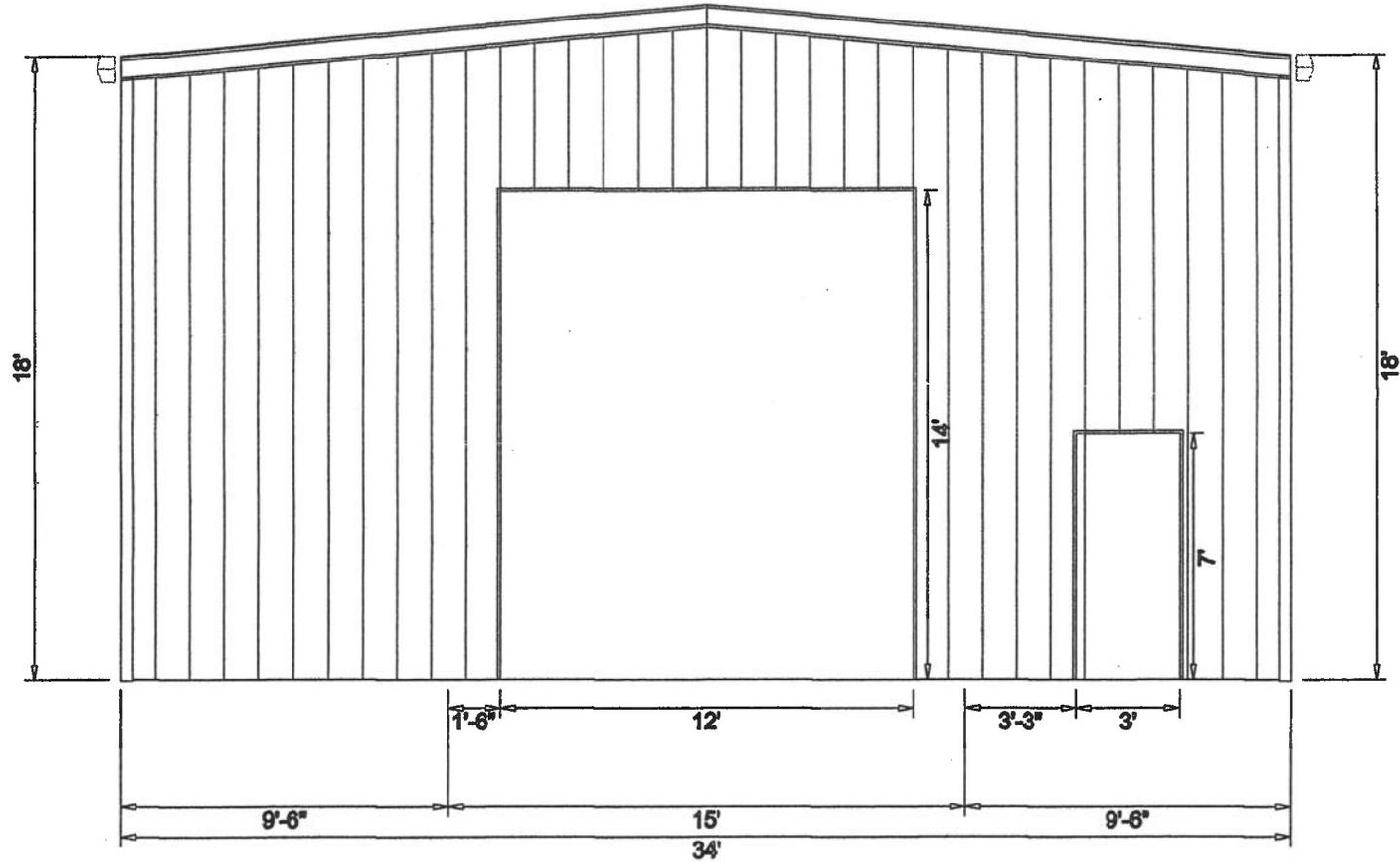


The engineer whose seal appears is an employee for the manufacturer of the materials described herein. His certification is limited to the product designed and manufactured by the manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

FLOOR PLAN - (A) Doug Ramey

NOT FOR CONSTRUCTION

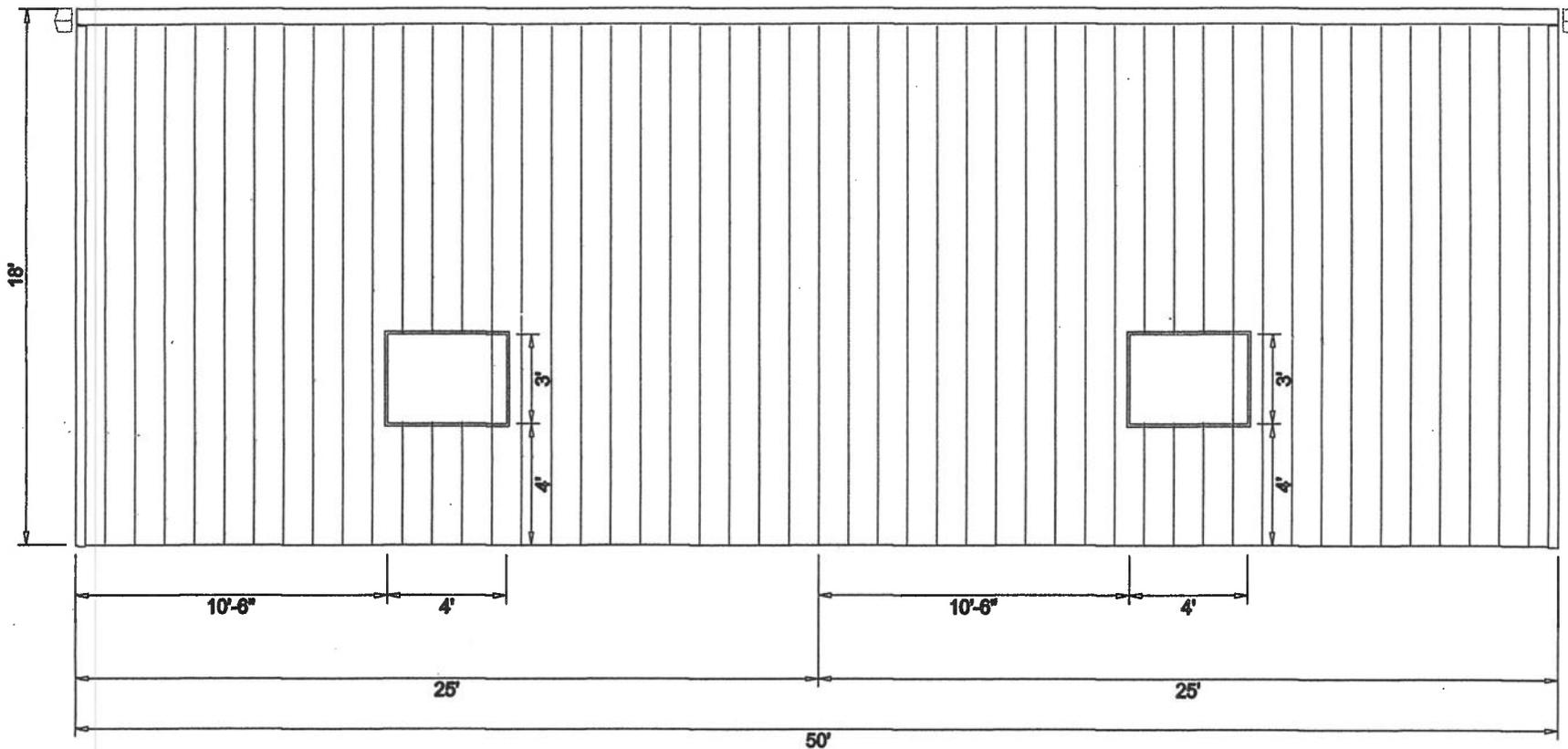


Customer:	
CONTACT: Lisa Steer	
COUNTY:	
Builder: Empire Steel Buildings	
Scale: NOT TO SCALE	VERSION: PAPER 3
22	22
ESTIMATOR: JA	DATE: 8/
JOB NAME:	
RJ	
MEMBER:	
<small>This engineer whose seal appears on this drawing is an employee of the manufacturer of the building system. His certification is limited to the product designed and manufactured by the manufacturer only. The undersigned engineer is not the overall project record for the project.</small>	

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

LEFT ARCHITECTURAL - (A) Doug Ramey

NOT FOR CONSTRUCTION

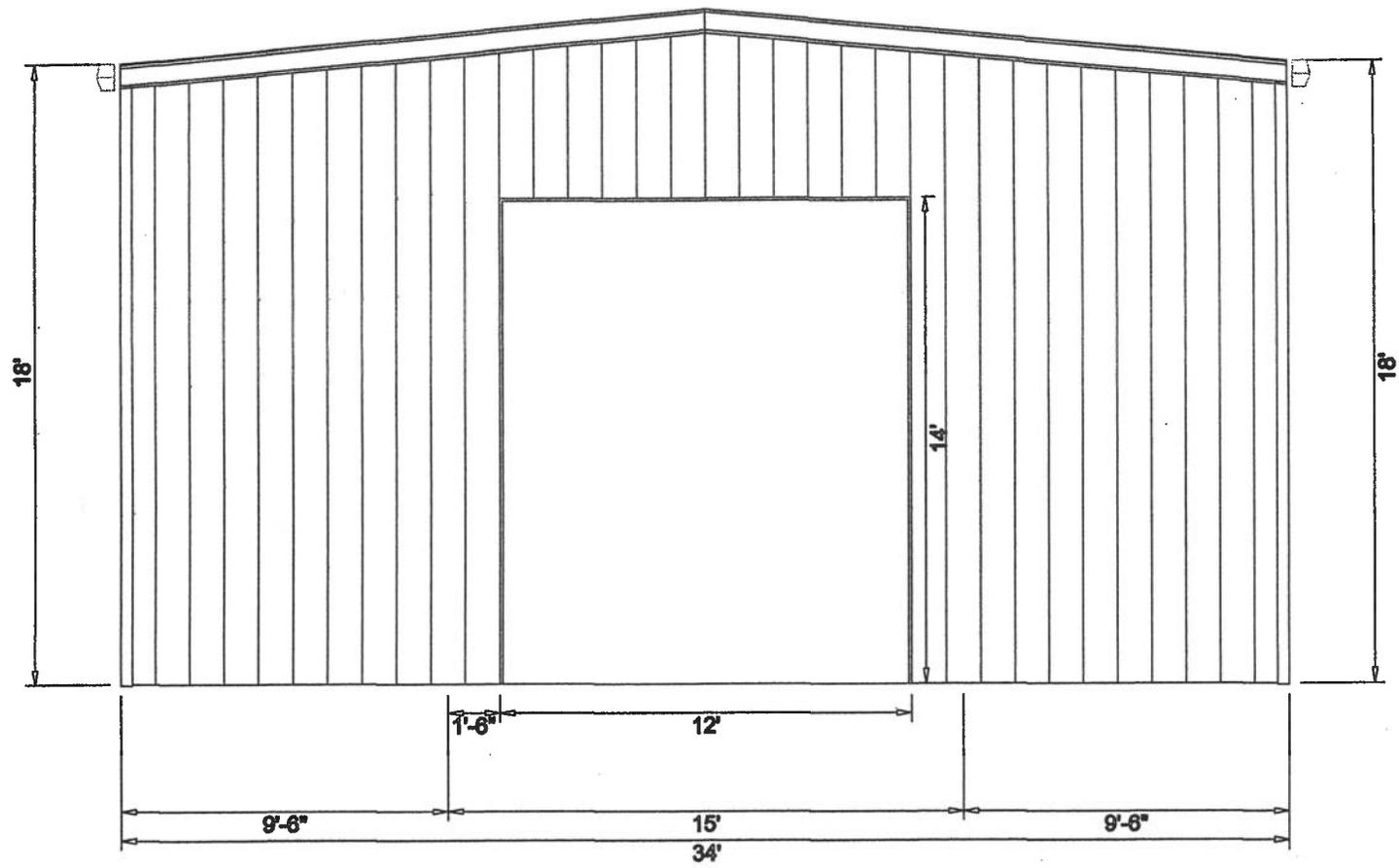


Customer:	
CONTACT: Mrs. Becker	
COUNTY:	
Builder: Crescent Steel Buildings	
Scale:	NOT TO SCALE
VERSION:	PAPER:
	2
ESTIMATOR:	DATE:
JA	11
JOB NAME:	
RJ	
MEMBER:	
<small>The engineer whose seal appears on this drawing is an employee of the manufacturer of the materials described herein. His certification is limited to the products designed and manufactured by the manufacturer only. The undersigned engineer is not the overall engineer of record for this project.</small>	

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

BACK ARCHITECTURAL - (A) Doug Ramey

NOT FOR CONSTRUCTION

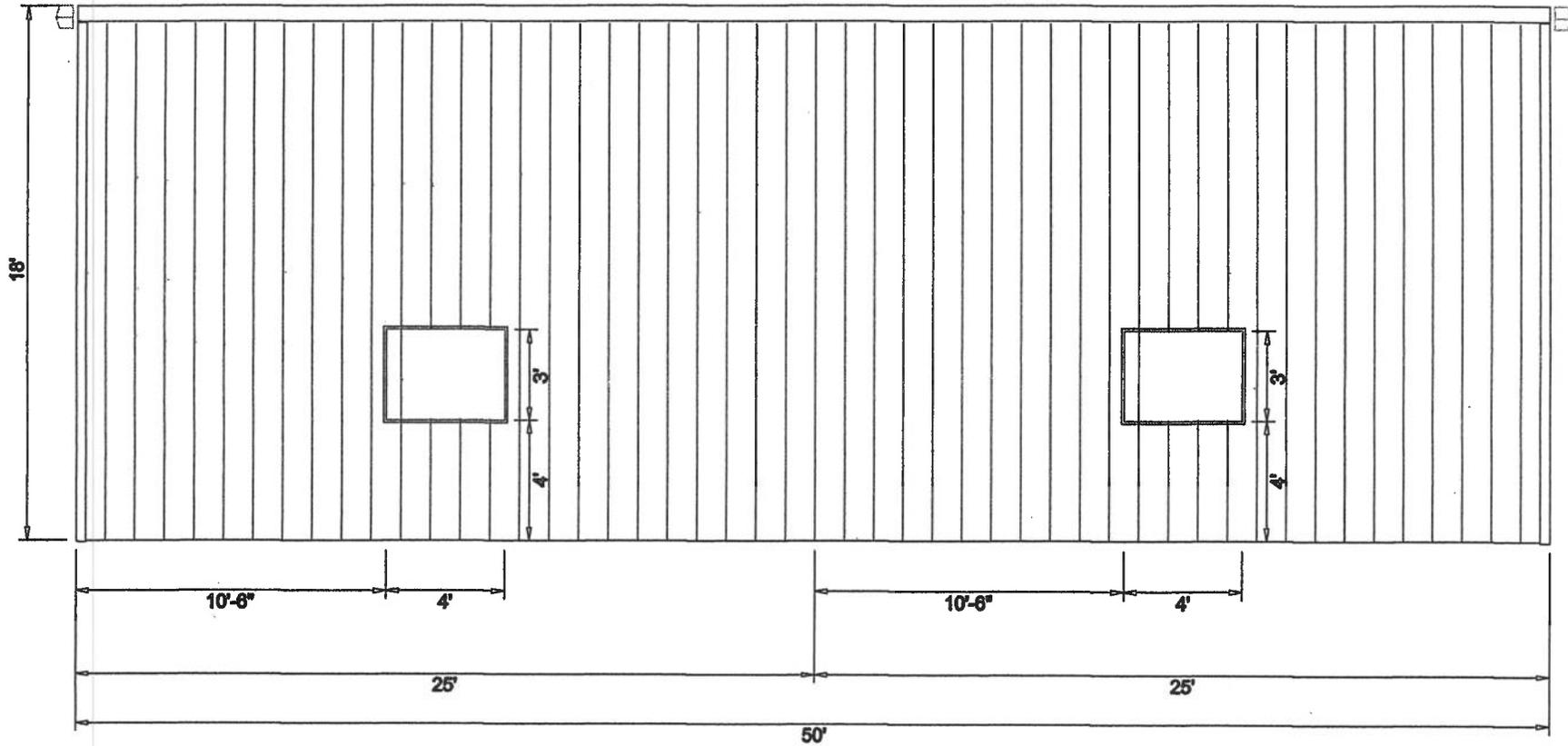


This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

RIGHT ARCHITECTURAL - (A) Doug Ramey

Customer:	
CONTACT: Mike Bunker	
COUNTY:	
Builder: Empire Steel Buildings	
Scale: NOT TO SC	
VERSION	PAPER
ESTIMATOR	DATE
JA	
JOB NAME	
RJ	
MEMBER	
	
<small>This engineer whose seal and app is an employee for the manufacturer of the materials described herein. Certification is limited to the product designed and manufactured by the manufacturer only. The undersigned engineer is not the owner or record for this project.</small>	

NOT FOR CONSTRUCTION



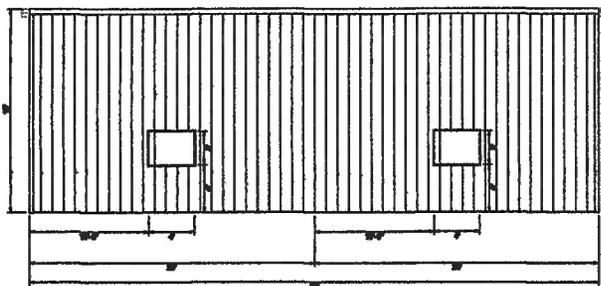
Customer	
CONTACT: Mike Decker	
COUNTY:	
MBM Engineer/Architect	
Scale:	NOT TO SCALE
VERSION:	PAPER
ESTIMATOR:	DATE
JA	6
JOB NAME:	
RJ	
MEMBER	
	
<small>The engineer whose seal appears on this drawing is an employee of the manufacturer of the materials described herein. The certification is limited to the job designed and manufactured by the manufacturer only. The undersigned engineer is not the overall engineer of record for the project.</small>	

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

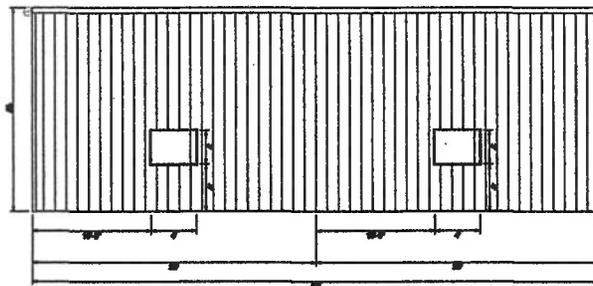
FRONT ARCHITECTURAL - (A) Doug Ramey

NOT FOR CONSTRUCTION

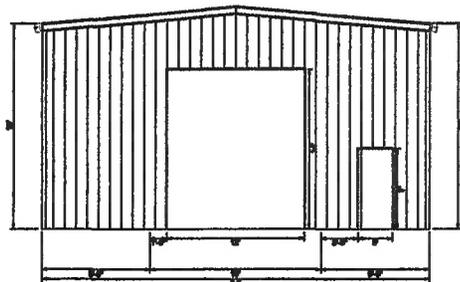
Front Wall



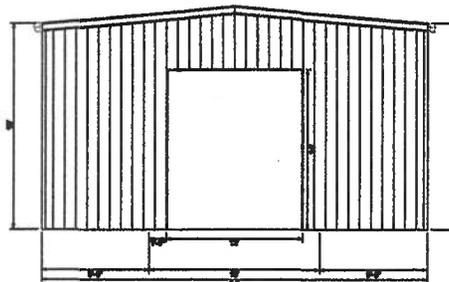
Back Wall



Left Wall



Right Wall



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

ARCHITECTURAL - (A) Doug Ramey

Customer:	
CONTACT: Mike Butler	
COURT:	
Builder: Empire Steel Buildings	
Scale: NOT TO SCALE	
VERSION: PAPER	
ESTIMATOR: JA	DATE: 8
JOB NAME: RJ	
MEMBER:	
MBMI	
<small>The engineer whose seal appears on this drawing is an employee of the manufacturer of the materials described herein. No certification is issued by the engineer for the design and manufacture of the materials described herein. The undersigned engineer is not the overall engineering record for this project.</small>	