



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

DATE: May 20, 2022

TO: Planning Commission

FROM: Heather Ferris, Planning Manager

SUBJECT: For Possible Action: Discussion and possible action regarding a recommendation to the Carson City Board of Supervisors (Board) to amend Title 18 (Zoning), Section 18.04.135 (General Commercial (GC)) of the Carson City Municipal Code ("CCMC") to include watchmen's quarters in the list of accessory uses for the General Commercial zoning district.

The application was inadvertently left out of the staff report packet. It is being provided to you as late material.

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:

ZONING CODE AMENDMENT

FILE #

FEE: \$3,250.00 + noticing fee

APPLICANT

- Application Form, Written Project Description and Supporting Documentation
- 5 Completed Application Packets (1 Original + 4 Copies)

Carson Tahoe Development

MAILING ADDRESS, CITY STATE, ZIP

Application Reviewed and Received By:

150 Old Clear Crk Rd, Carson City, NV

PHONE #

FAX #

Submittal deadline: Planning Commission application submittal [schedule](#).

775 888-9777

EMAIL ADDRESS

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.

CarsonTahoeSelfStorage@gmail.com

Requested Amendment to Development Standards: _____ or Title 18. 04.135

Required Findings: Title 18 of the Carson City Municipal Code (CCMC) requires that the applicant must present evidence justifying the revision to the Code, that the proposed addition/deletion will be consistent with the objectives of the Master Plan and will not be detrimental to the surrounding properties. A statement relative to findings from Page 2 **MUST** be included herewith, or on an attached sheet.

Please remember that the requested code revision will affect **all** of Carson City and not only your parcel of land. Present your statement with that in mind. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

see attached

ACKNOWLEDGMENT OF APPLICANT:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant's signature

Date

4-3-22

We are requesting an amendment in regards to “watchman’s” quarters on our property located at 750 Old Clear Creek Road, Carson Tahoe Self Storage. Our plan is to add a watchman’s quarters above the already existing office building. We have had numerous break ins after hours onto the property and feel that having a 24/7 watchman on property would detour such activity. It should be noted that our neighboring storage business’, Clear Creek Storage and Cube Storage, both have existing watchman’s quarters on their property.

Adding this feature to our property would provide an added security, as we would have a 24/7 watchman on the property. We do not have any neighbors that this addition would affect, as we are situated between Clear Creek Storage and Costco.

We would greatly appreciate your consideration in approving this amendment.

APPLICATION FOR A CHANGE IN THE ZONING CODE

WHAT ARE THE "FINDINGS" THAT MUST BE SUPPORTED?

The Carson City Municipal Code (CCMC 18.02.075) sets out the required findings.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.
3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

In order to meet the requirement that "proof of satisfying the findings come from the applicant", some background work may be required to provide the facts and evidence.

1. Review the goals and policies listed in the Master Plan and identify those recommendations that support the proposal. The applicable Master Plan goals and policies are attached to this application. A copy of the Master Plan is available on the City website (www.carson.org), or obtain a CD disk at the Planning Division.
2. Look at the proposal objectively. Try to consider what you would feel if you lived next door and someone were proposing this change of zoning code next to your business or home.
3. The more information assembled before turning the project into the Planning Division helps to ensure that there are few or no "surprises" when other departments and agencies look at the proposal.

Complete information provided with the application makes it easier for the Planning Commission and the Board to arrive at their decision.

Remember, it's your job to ensure that the Planning Commission and Board have the information to make the required findings. The Planning Division can offer some help, but cannot do the work for you. If you have any questions, please give us a call.

**PLEASE LIST EACH QUESTION ABOVE AND RESPOND IN
OUR OWN WORDS TO SUPPORT YOUR REQUEST**

Amendment proposal for 750 Old Clear Creek Road, Carson City, NV 89705

1. In regards to required findings, that the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan; Currently the property resides in the commercial/regional commercial master plan and we are asking for an amendment to provide a Watchman's Quarters to said property. This would be located above the existing office on the property. Adding a Watchman's Quarters to our property would increase safety and security of not only our property, but also properties and businesses that surround us.
2. This proposed amendment of adding a Watchman's Quarters to our property, would not affect or impact other properties in the vicinity. To note, our neighboring business, Clear Creek Storage, has a two story free standing home (Watchman's Quarters) on their property. The other neighboring business, Costco, would not be affected whatsoever.
3. This amendment will not negatively impact existing or planned public services as previously mentioned. Adding Watchman's Quarters to our property would add a level of 24/7 security not only to our property, but to surrounding businesses.

In regards to proof to satisfying the findings, we feel that adding a Watchman's Quarters to our property located at 750 Old Clear Creek Road, is in line with the master plan. Our amendment would in no way affect our surrounding neighbors/businesses. It should be noted that we do not have any residence near us, besides the Watchmen's Quarters that exists at Clear Creek Storage just above us. As mentioned previously, adding a watchmen quarters above our existing office building, would greatly benefit not only our property, but surrounding businesses as well. The added level of security and protection this amendment adds by allowing us to have a 24/7 live in manager on said property, would greatly cut down on vandalism and break ins. We would greatly appreciate your approval on this amendment to 750 Old Clear Creek Road.