

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF OCTOBER 26, 2022

FILE NO: LU-2022-0440

AGENDA ITEM: 3.A

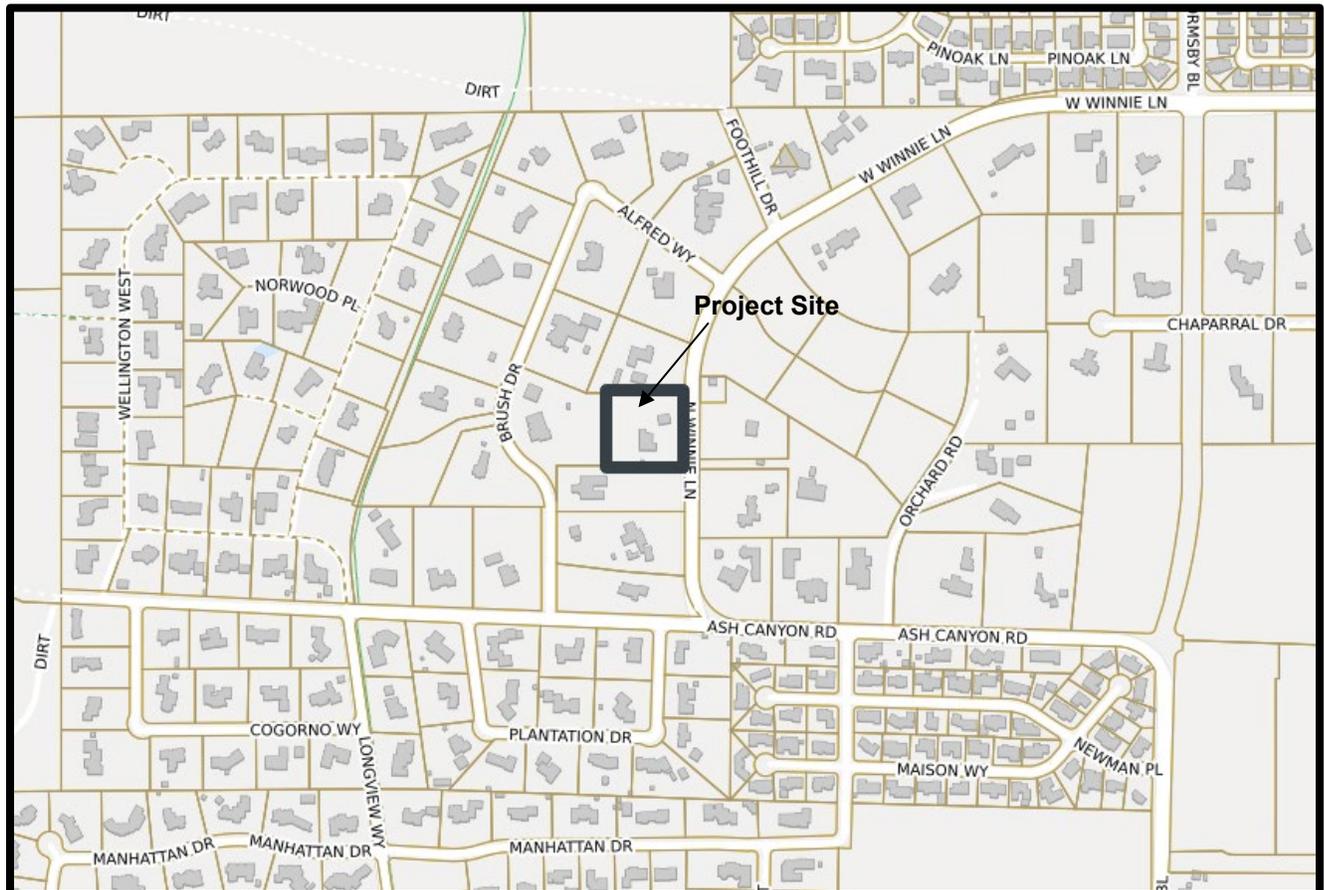
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2022-0440 For Possible Action: Discussion and possible action regarding a modification to an approved Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 73.38 percent of the size of the primary structure on property zoned Single Family 2 Acre located at 1780 N. Winnie Lane, Assessor's Parcel Number ("APN") 007-102-09. (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 980 square foot metal storage building. A storage building is a permitted accessory use in the Single Family 2 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(s) on-site are more than 50 percent, but less than 75 percent of the square footage of the primary structure.

PROPOSED ACTION: "I approve the amendment to the administrative permit based on the findings and subject to the 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 of 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.
6. 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.
7. The applicant shall install a berm with landscaping to obscure the building when viewed from the northern property line.

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

8. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Administrative Permit. 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), 18.04.050.2 (Single Family 2 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 2 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 2 Acre/Single Family Residence

EAST: Single Family 2 Acre/Single Family Residence
SOUTH: Single Family 2 Acre/Single Family Residence
WEST: Single Family 2 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

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

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.00 acres
2. PROPOSED STRUCTURE SIZE: 980 square feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 50 feet; Side: 20 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 100+ feet; Side: 100+ feet on left side and 110 feet on right side; Rear: 65 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached metal storage building. A detached metal storage building is a permitted accessory use in the Single Family 2 Acre zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 3,760 square feet. The square footage of the proposed accessory structure totals 980 square feet. There are existing accessory structures on the property that include a shed (160 square feet), pool house (384 square feet), and a detached garage (1,235 square feet). The total accessory structure square footage including the proposed accessory structure will be 2,759 square feet or 73.38 percent of the residence. The original hearing for this item was heard on February 23, 2022, and was approved for 952 square feet or 72.63 percent of the primary residence with a height of 15 feet. Along with the square footage of the building increasing by 28 square feet, the location of the structure on the property has been moved further to the Northeast from the proposed location as to not interfere with the new leach field and septic tank being installed. The windows have been removed from the proposed structure due to manufacturer limitations on the placement of windows as well as to avoid any concerns of privacy. The man door on the left and right elevations have been removed and a 10x10 roll up door and man door have been added to the rear elevation.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 33 adjacent property owners within 750 feet of the subject site on October 13, 2022. As of the writing of this report, four 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 October 26, 2022, 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.

Development Engineering:

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) has no preference or objection to the special use request provided that the

following conditions are met:

- The project must meet all Carson City Development Standards (“CCDS”) and Standard Details including but not limited to the following:
 - If the structure has a garage door, the driveway must meet the width and materials requirements of CCDS 12.12.

DEVELOPMENT ENGINEERING DISCUSSION:

The Development Engineering 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 Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest street is N Winnie Ln. N Winnie Ln is a minor collector.

Parking and internal circulation: The site currently provides parking for the residence with the ingress/egress being onto N Winnie St.

Adjacent Streets On-Street Parking: N Winnie St does not provide paved on street parking.

Proposed and/or necessary improvements: If the structure includes a garage door, the proposed driveway must meet CCDS for width and materials.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The site is currently connected to septic due to the sewer main being over 400 ft away.

Water: This project is currently not proposing to connect to city infrastructure.

Storm Drain: There is currently a channel along the north side of the property which drains stormwater from the west. The plan does not change the natural drainage.

Public Lands: No comments.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The closest fault is over 500 ft away with a slip rate of between 1-5 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (shaded) so no special flood mitigation is required.

Site slope: The site is relatively flat.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Carson City Fire Department:

1. Project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

Cason City Health and Human Services Department:

1. Compliance is required for sewage disposal and individual sewage disposal systems under NAC 444 (where applicable).

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 storage building is considered an accessory use in the SF2A 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 design of the proposed building provides a look that is compatible with the neighborhood. The applicant will provide a dirt berm with trees along the North side to provide a natural screening from the street and the neighbor's property. Staff is recommending a condition of approval requiring compatibility with the existing residence (COA #6). The proposed storage building 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 storage building is a permitted accessory use in the Single Family 2 Acre zoning district. The construction of the storage building 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 storage building is a permitted accessory use in the Single Family 2 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 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single

family detached residential units. A detached storage building is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50 percent but less than 75 percent of the size of the primary structure requires approval of an Administrative Permit. The proposed 980 square foot structure along with the existing detached accessory structures is 73.38 percent of the size of the primary residence. The primary residence is 3,760 square feet. The proposed detached storage building will be placed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent 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 2 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 storage buildings, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50 percent but less than 75 percent of the size of the primary structure an Administrative Permit is required. The proposed 980 square foot accessory structure is 73.38 percent of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments
Application (LU-2022-0440)

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 18.02.110 ADMINISTRATIVE PERMIT FEE*: \$750.00 + noticing fee + \$60/hr over 10 hours *Due after application is deemed complete by staff <input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) <input type="checkbox"/> Application Form <input type="checkbox"/> Site Plan <input type="checkbox"/> Written Project Description <input type="checkbox"/> Administrative Permit Findings <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> CD or USB DRIVE with complete application in PDF Application Reviewed and Received By: <hr/> Submittal Deadline: Anytime during business hours. 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.	
FILE #			
APPLICANT		PHONE #	
Frank Sindelar		916/223-9570	
MAILING ADDRESS, CITY, STATE, ZIP			
3551 Silver Ranch Ave, Loomis, CA 95650			
EMAIL ADDRESS			
franksind@yahoo.com			
PROPERTY OWNER		PHONE #	
Frank L. Sindelar and Janet E McClard			
MAILING ADDRESS, CITY, STATE, ZIP			
same			
EMAIL ADDRESS			
same			
APPLICANT AGENT/REPRESENTATIVE		PHONE #	
Self			
MAILING ADDRESS, CITY, STATE, ZIP			
same			
EMAIL ADDRESS			
same			
<u>Project's Assessor Parcel Number(s):</u>		<u>Street Address</u>	
007 102 09		1780 N. Winnie L.	
<u>Project's Current Master Plan Designation</u>		<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
		SF2A	N. Winnie L. / Ash Canyon Road
Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.			
A modification to LU-2021-0454 approved/ filed 2/24/22, to change the footprint to 28'x35'. The location changed to +-60' N and +-30' W of the NW corner of the main structure.			
PROPERTY OWNER'S AFFIDAVIT			
I, <u>Frank Sindelar</u> , 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		<u>3551 Silver Ranch Ave, Loomis, CA 95650</u> Address	<u>10/04/22</u> Date
Use additional page(s) if necessary for other names.			
STATE OF NEVADA) COUNTY)			
On _____, 2_____, _____, 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.			
_____ 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.			

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:

- 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



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:

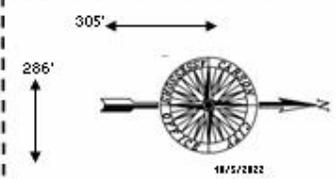
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Site Plan

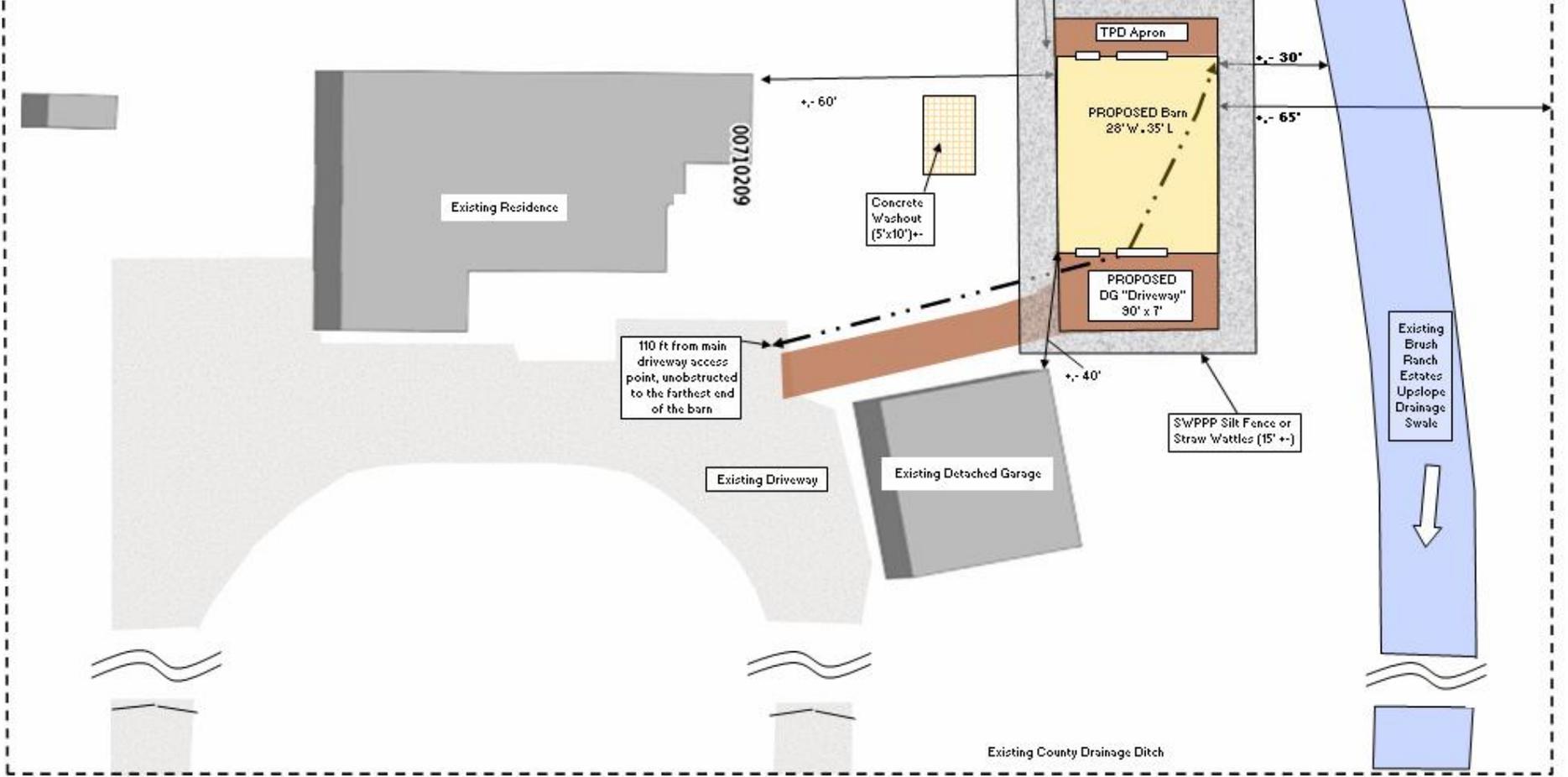
Site Plan

Not to scale

APPLICANT		PHONE #
Frank Sindelar		916/223-9570
MAILING ADDRESS, CITY, STATE, ZIP		
3551 Silver Ranch Ave, Loomis, CA 95650		
EMAIL ADDRESS		
franksind@yahoo.com		
PROPERTY OWNER		PHONE #
Frank L. Sindelar and Janet E McClard		
PROJECT'S ASSessor Parcel Number(s)		Street Address
007 102 09		1780 N. Winnie Ln.



1780 N. Winnie Ln. (from the Assessor's Website)



N. Winnie Ln.

Administrative Permit Findings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09

~~12/15/21~~ 10/4/22

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

1a) Consistent w/Master Plan and is within the boundaries of private property.

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.

2a) Private residential property not used for business purposes, manufacturing, storing inventory or anything to affect adversely the surrounding environment or traffic patterns. No trees removed.

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

3a) Will have no direct access to a public street.

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.

4a) No connection or use of any public services and facilities, with the exception of electricity.

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.

5a) On private property and complies with Title 18 setbacks, etc.

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

6a) An accessory building on a private residence so it 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.

7a) It is an accessory building on private property and meets setback restrictions.

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.

Additional Findings are:

A. The living space of the residence, taking into consideration the original residence, the addition, the finished attached garage, and enclosed (w/hard walls) porch, are as follows:

a) Original residence = 2,481 ft²

b) Addition = 339 ft²

c) Finished attached garage = 609 ft²

d) Enclosed porch = 331 ft²

Total (2,481 ft² + 339 ft² + 609 ft² + 331 ft²) = 3,760 ft²

B. Proposed Accessory building ~~952~~ 980 ft²

Ratio of percent accessory buildings area to main house area is:

$$(\del{952} 980 \text{ ft}^2 + 1,235 \text{ ft}^2 + 384 \text{ ft}^2 + 160 \text{ ft}^2) = \del{2,731} 2,759 \text{ ft}^2 / 3,760 \text{ ft}^2 = \del{72.64} 73.38\%$$

C. With the square footage of the main house and accessory buildings, the proposed accessory building could accommodate an additional margin of ~~88~~ 60 ft², while still falling within/under the 75% limitation.

$$(\del{2,731} 2,759 \text{ ft}^2 + \del{88} 60) = 2,819 \text{ ft}^2 / 3,760 \text{ ft}^2 = 75\%$$



SOUTH 1/2 SECTION 12, T.15 N., R.19 E., M.D.B. & M.

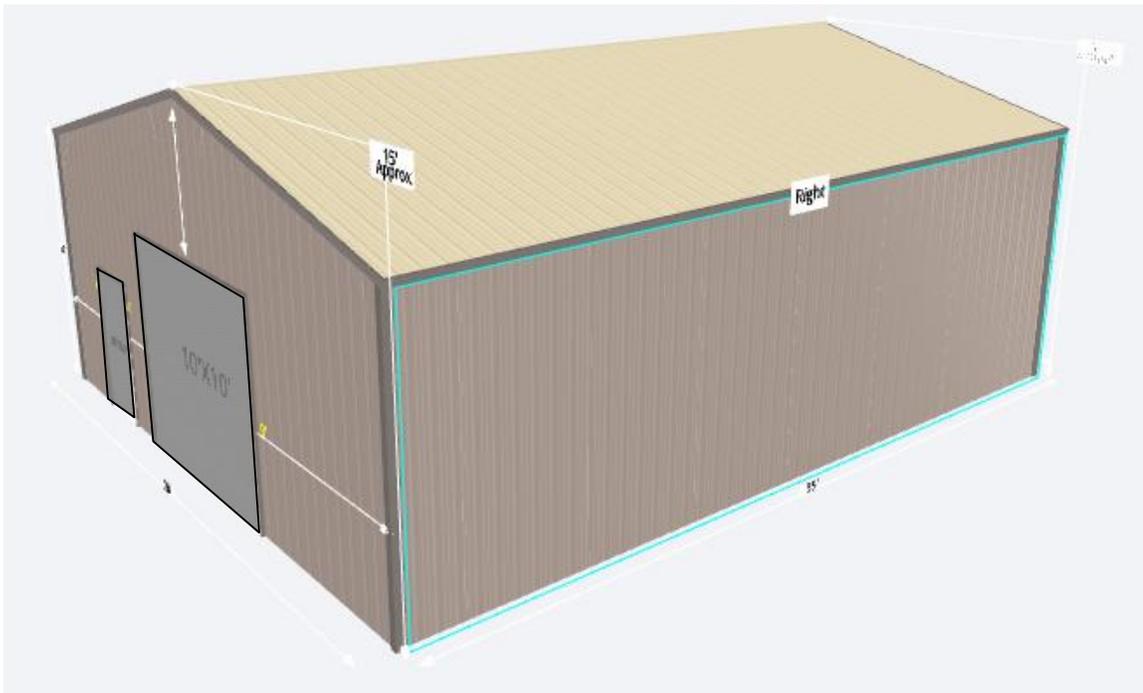
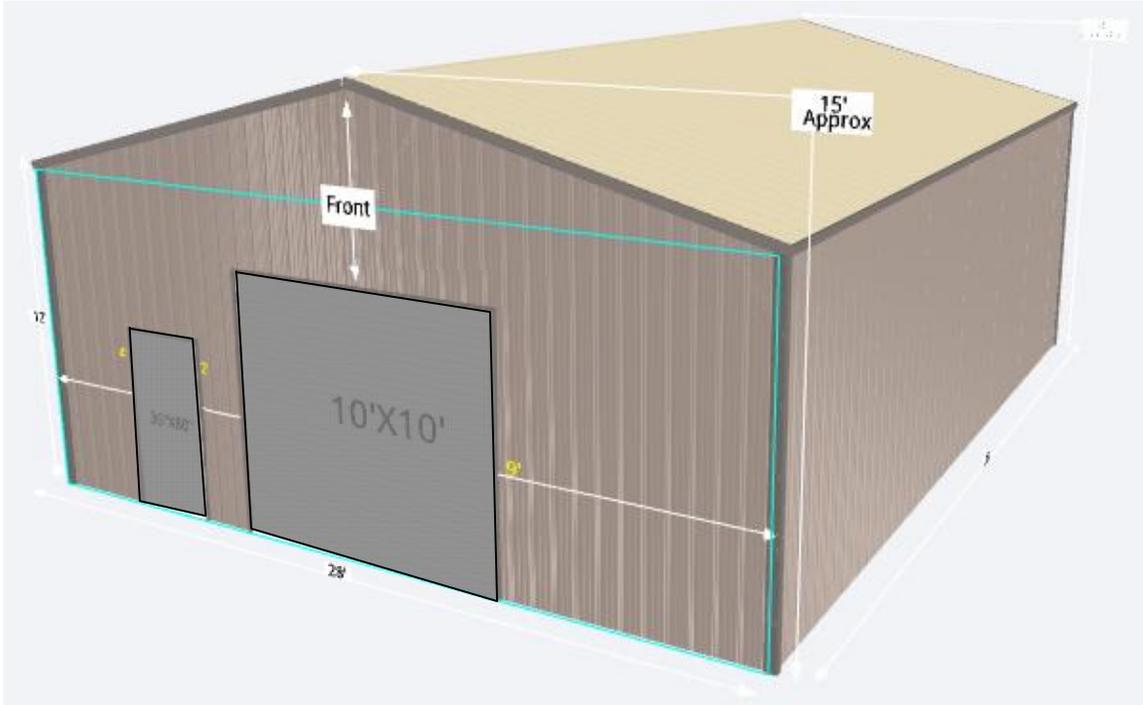
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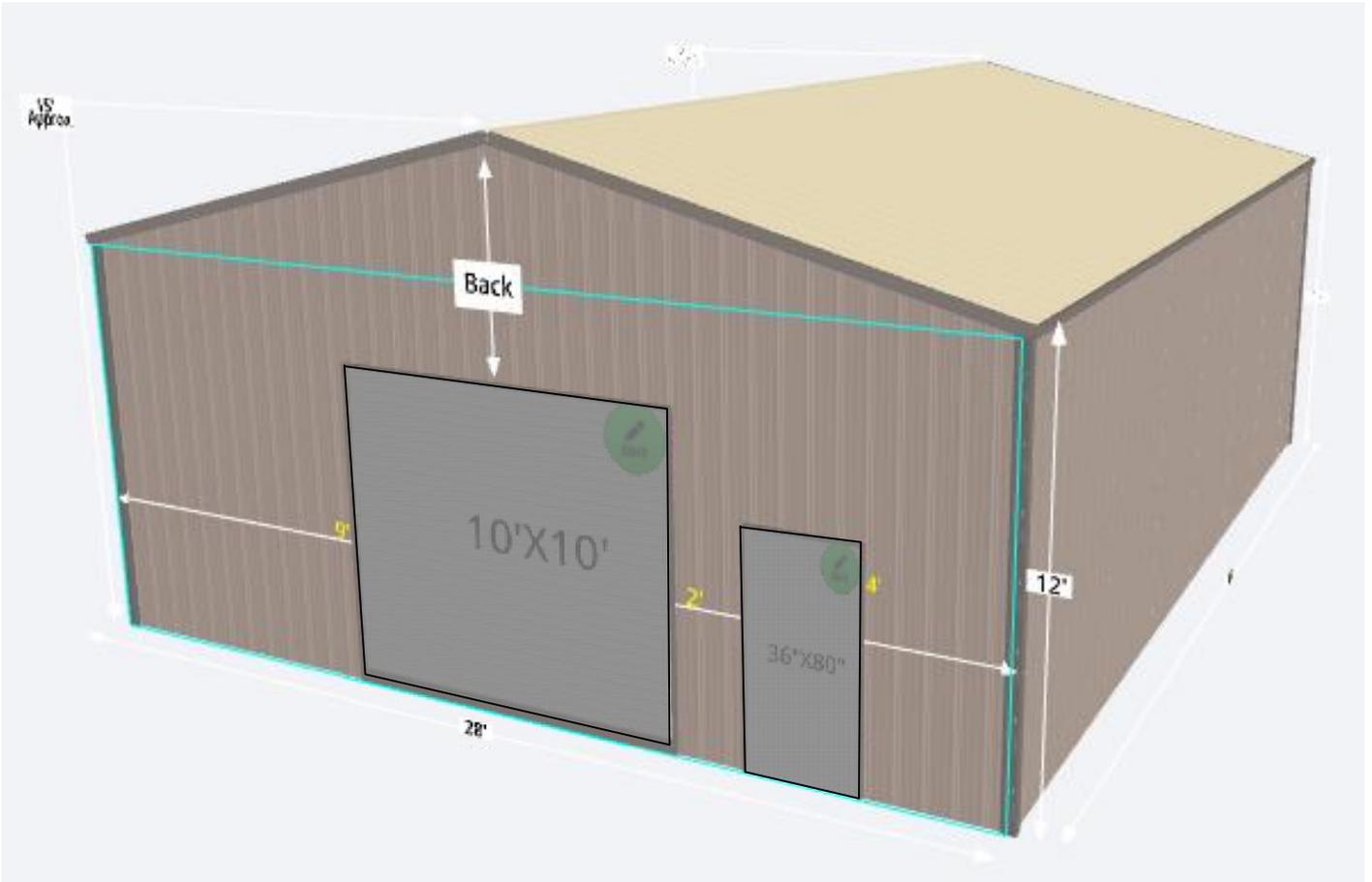


Sample/Typical Elevation Drawings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09 10/04/22

Below are elevation drawings of proposed purchased metal roof and sides. The 4 elevation pictures show how I have decided to construct the ends/sides of the metal building with the placement and styling of the doors; 2 10'x10' centered doors, 1 on each end, and 2 walk-in doors 3'x7', 1 on each end, placed 2' from the large door. To better blend into the community ambiance, I have decided on the lighter exterior colors for the roof (Sandstone), sides (Clay), and trim (Quaker Grey, along with the vertical ribs on the roof, sides, and ends better fit into the neighborhood, addressing the neighbors concerns to closer resemble a wood framing construction.





FRANK SINDELAR

1780 N WINNIE LN
CARSON CITY, NV 89703
28' X 35' X 12'

STRUCTURAL DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80 KSI) OR EQ.
- SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.
- STRUCTURAL TUBE TS 2 1/2" x 2 1/2" x 14GA (0.083") IS EQUIVALENT TO TS 2 1/4" x 2 1/4" x 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.
- INSERTED POST: INSERT FULL LENGTH & FIELD BOLT W/ #12X1" FASTENERS (ESR-2196) @ 12" C/C STAGGERED OPPOSITE FACE.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	MAR 30 2022

DESIGN CRITERIA

PREVAILING CODE: IBC 2018
 USE GROUP: U (PRIVATE GARAGE / SHED)
 CONSTRUCTION TYPE: V - B
 RISK CATEGORY: I
 BUILDING FOOTAGE: 980 SQ.FT

1. DEAD LOAD (D)
 COLLATERAL LOAD 2.0 PSF

2. ROOF LIVE LOAD (Lr) Lr = 20 PSF

3. SNOW LOAD (S)
 GROUND SNOW LOAD Pg = 30 PSF
 IMPORTANCE FACTOR Is = 0.80
 THERMAL FACTOR Ct = 1.2
 EXPOSURE FACTOR Ce = 1.0
 ROOF SLOPE FACTOR Cs = 1.0
 FLAT ROOF SNOW LOAD Pf = 20 PSF
 SLOPED ROOF SNOW LOAD Ps = 20 PSF

4. WIND LOAD (W)
 DESIGN WIND SPEED Vult = 120 MPH
 EXPOSURE C

5. SEISMIC LOAD (E)
 Ss / S1 2.17/0.796
 SDs / SD1 1.736/NULL
 DESIGN CATEGORY E
 SITE CLASS D (DEFAULT)
 IMPORTANCE FACTOR Ie = 1.00

ASD LOAD COMBINATIONS:

- D + (Lr OR S)
- D + (0.6W OR ±0.7E)
- D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
- 0.6D + (0.6W OR ±0.7E)

SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

- COVER SHEET
- ELEVATIONS
- FOUNDATION PLAN
- FOUNDATION DETAILS
- FLOOR PLAN & DETAILS
- FRAME SECTION & DETAILS
- SIDE WALL FRAMING & DETAILS
- END WALL FRAMING
- END WALL DETAILS

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER IBC 2018, UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

2.0.101.0
 THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF NON-RECURRING CLIENTS - METAL BUILDINGS ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF NON-RECURRING CLIENTS - METAL BUILDINGS IS PROHIBITED.

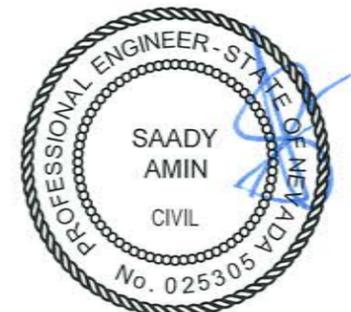
FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET NO: 1 OF 7
 PROJECT NO: 711-22-0970
 DRAWN BY: MG
 DATE: 3/30/2022

COVER SHEET

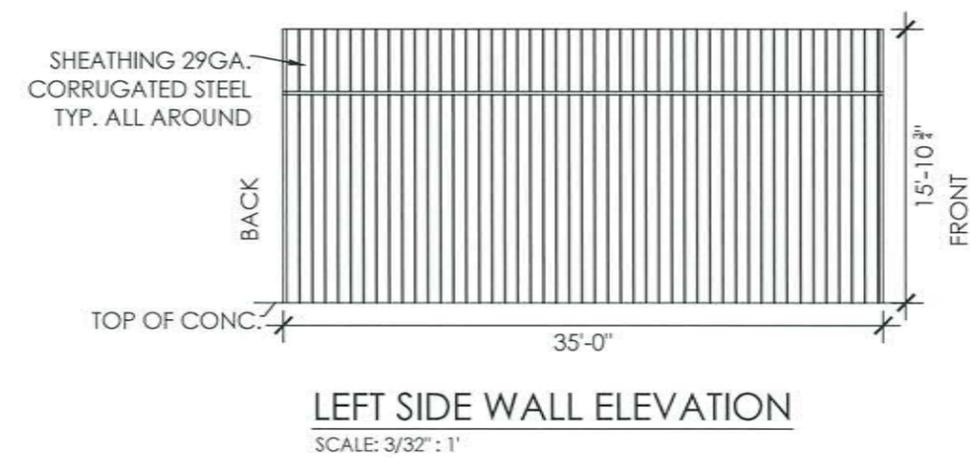
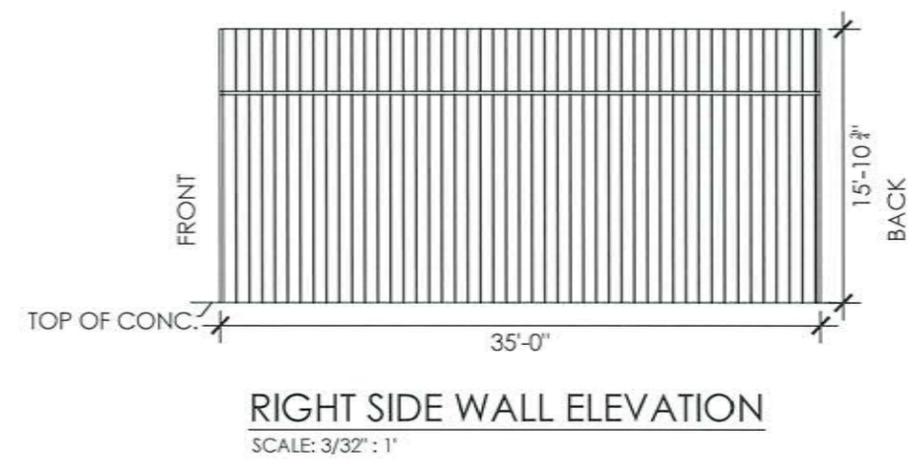
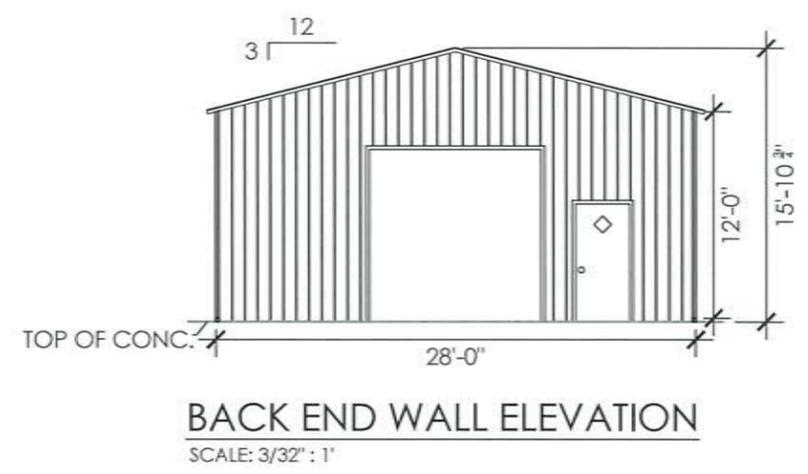
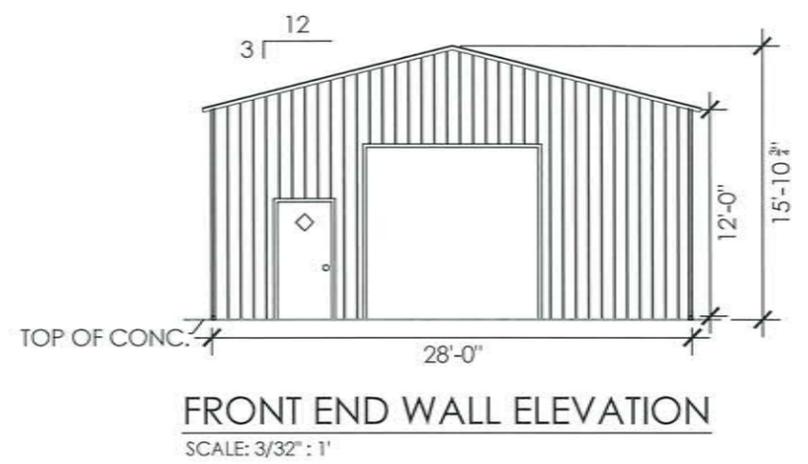
LOCATION: 1780 N WINNIE LN
 CARSON CITY, NV 89703

PROJECT TITLE: FRANK SINDELAR



EXPIRES: 12/31/2022

SIGNED: MAR 30 2022



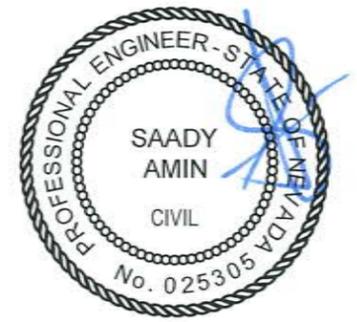
NOTE

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. U.N.O. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.

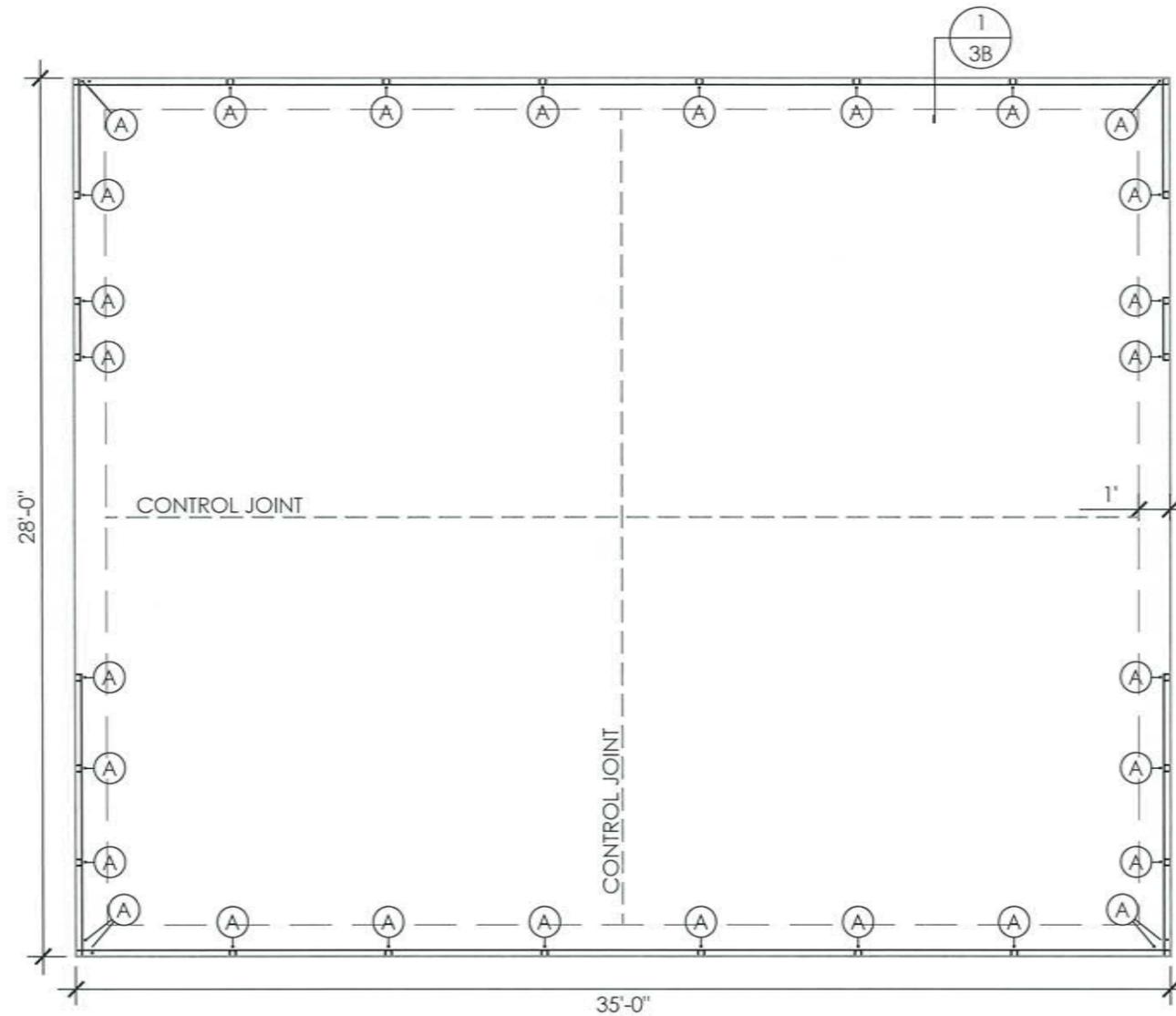
SHEET TITLE: **ELEVATIONS**

PROJECT TITLE: **FRANK SINDELAR**

LOCATION: **1780 N WINNIE LN
 CARSON CITY, NV 89703**



EXPIRES: 12/31/2022
 SIGNED: MAR 30 2022



FOUNDATION PLAN
 SCALE: 3/16" : 1'

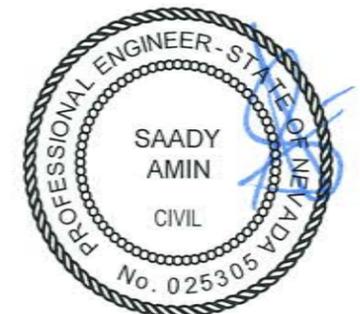
MEMBER PROPERTIES	
BASE RAIL	2 1/4" SQ. X 12GA TUBE
SIDE COLUMN POST	2 1/2" SQ. x 14GA TUBE W/ 2 1/4" SQ. X 12GA TUBE INSERT
END COLUMN POST	2 1/4" SQ. X 12GA TUBE
CONCRETE SLAB	
ANCHOR 'A'	1/2Ø" X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

FOUNDATION NOTES:

- MIN. SLAB SIZE SHALL BE 28'-0" X 35'-0" TO ALLOW A MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.

FOUNDATION PLAN:
CONCRETE SLAB

LOCATION: 1780 N WINNIE LN
 CARSON CITY, NV 89703
 PROJECT TITLE: FRANK SINDELAR



EXPIRES: 12/31/2022
 SIGNED: MAR 30 2022

MEMBER PROPERTIES	
BASE RAIL	2 1/4" SQ. X 12GA TUBE
SIDE COLUMN POST	2 1/2" SQ. x 14GA TUBE W/ 2 1/4" SQ. X 12GA TUBE INSERT
END COLUMN POST	2 1/4" SQ. X 12GA TUBE
CONCRETE SLAB	
ANCHOR 'A'	1/20" X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:

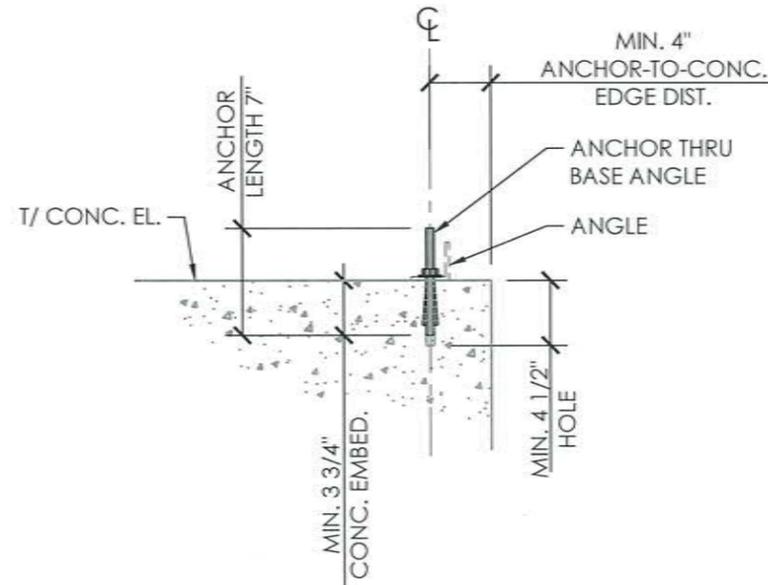
- MIN. ANCHOR EDGE DISTANCE: 4.00"
- MIN. ANCHOR HOLE DEPTH: 4.50"
- MIN. CONCRETE EMBEDMENT DEPTH: 3.754"
- MIN. EFFECTIVE EMBEDMENT: 3.25"
- MIN. SPACING BETWEEN (2) ANCHORS: 5.00"

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

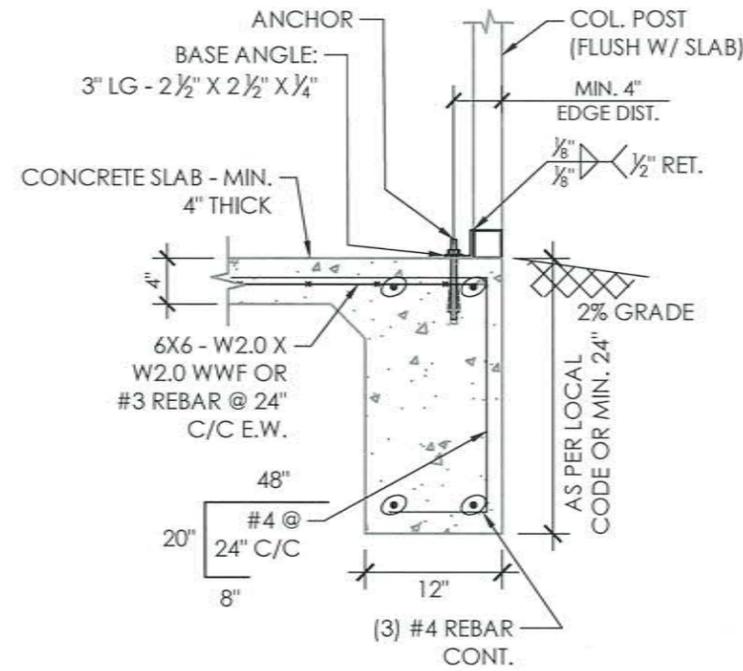
REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



ANCHORAGE DETAIL

SCALE: 1" : 1'



1 FOUNDATION DETAIL
SCALE: 3/4" : 1'

SHEET NO: **3B OF 7**

PROJECT NO: 711-22-0970

DRAWN BY: MG DATE: 3/30/2022

FOUNDATION DETAILS:
CONCRETE SLAB

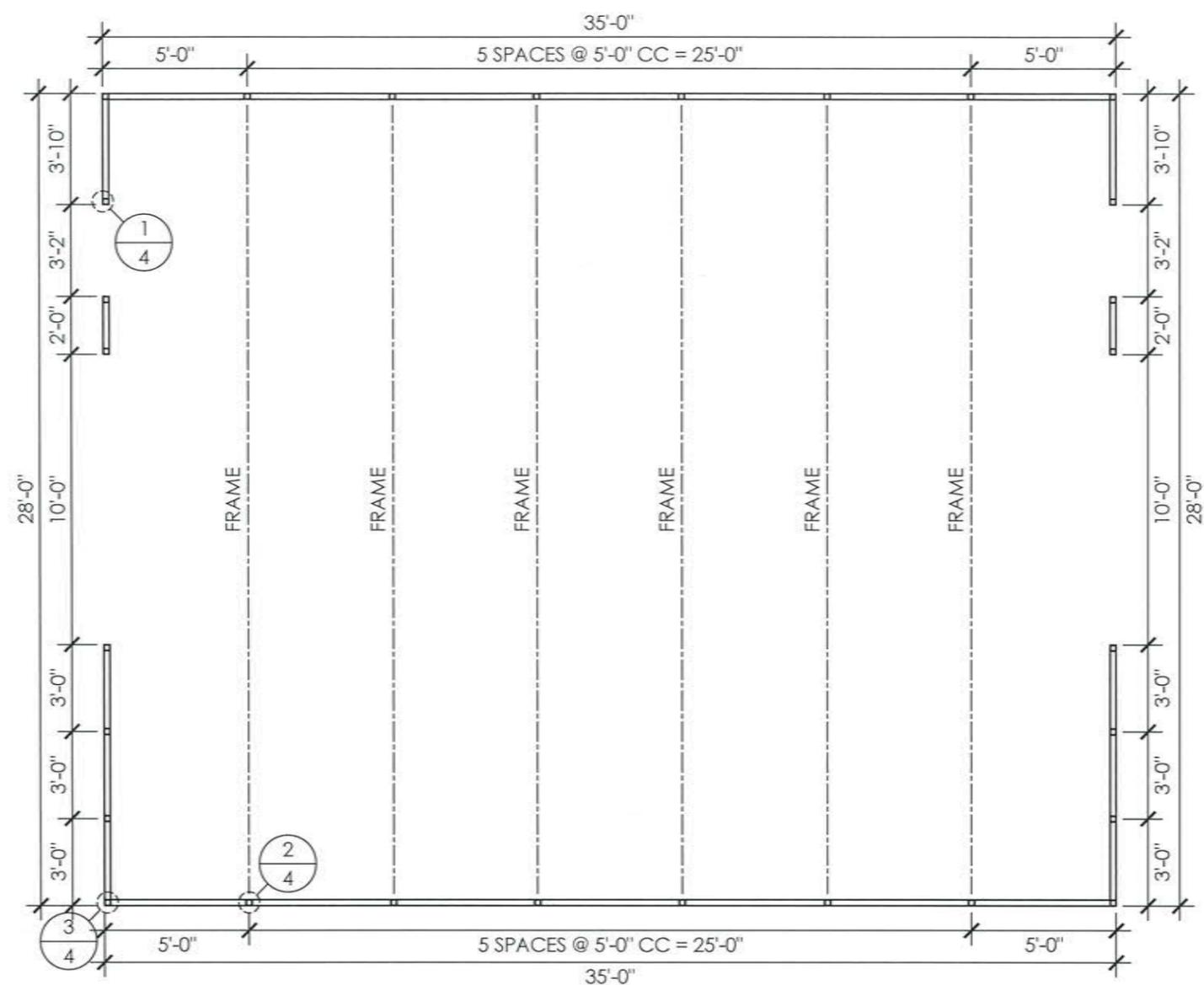
LOCATION:
1780 N WINNIE LN
CARSON CITY, NV 89703

PROJECT TITLE:
FRANK SINDELAR



EXPIRES: 12/31/2022

SIGNED: MAR 30 2022

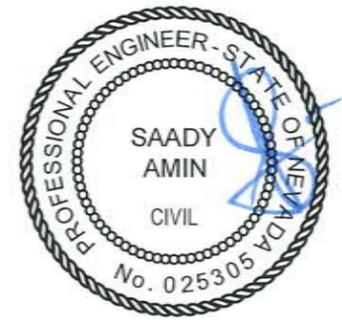
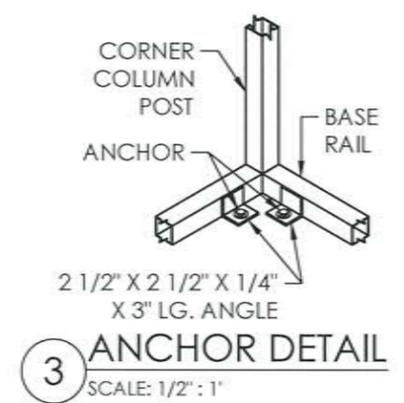
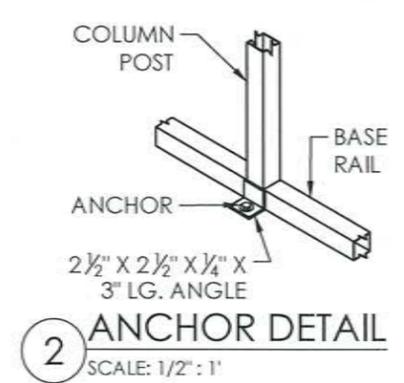
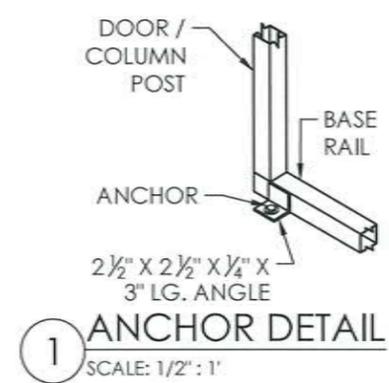


FLOOR PLAN
 SCALE: 3/16" : 1'

NOTE:
 SEE SHEET 3A / 3B FOR ANCHOR TYPE
 SEE SHEET 5 FOR FRAME SECTION AND DETAILS

FLOOR PLAN & ANCHORS

PROJECT TITLE: FRANK SINDELAR
 LOCATION: 1780 N WINNIE LN
 CARSON CITY, NV 89703

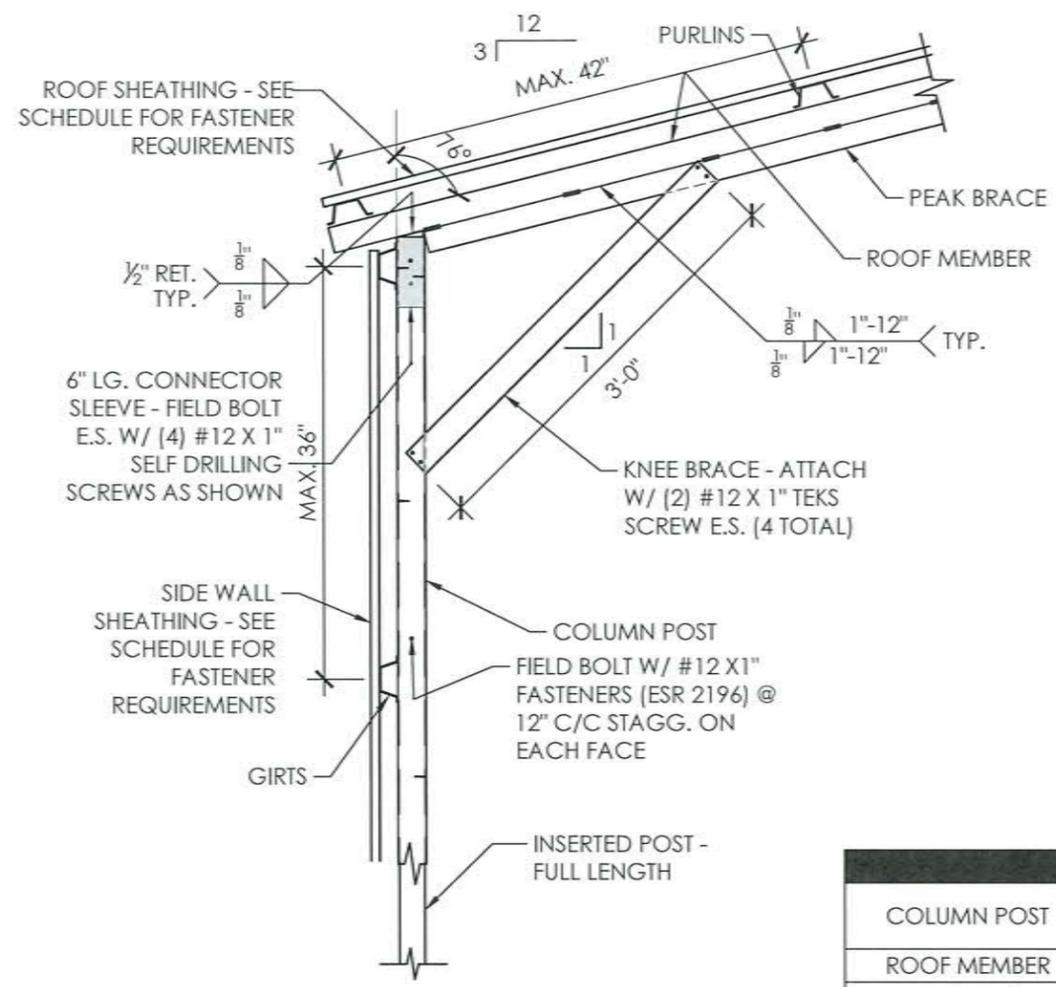


EXPIRES: 12/31/2022
 SIGNED: MAR 30 2022

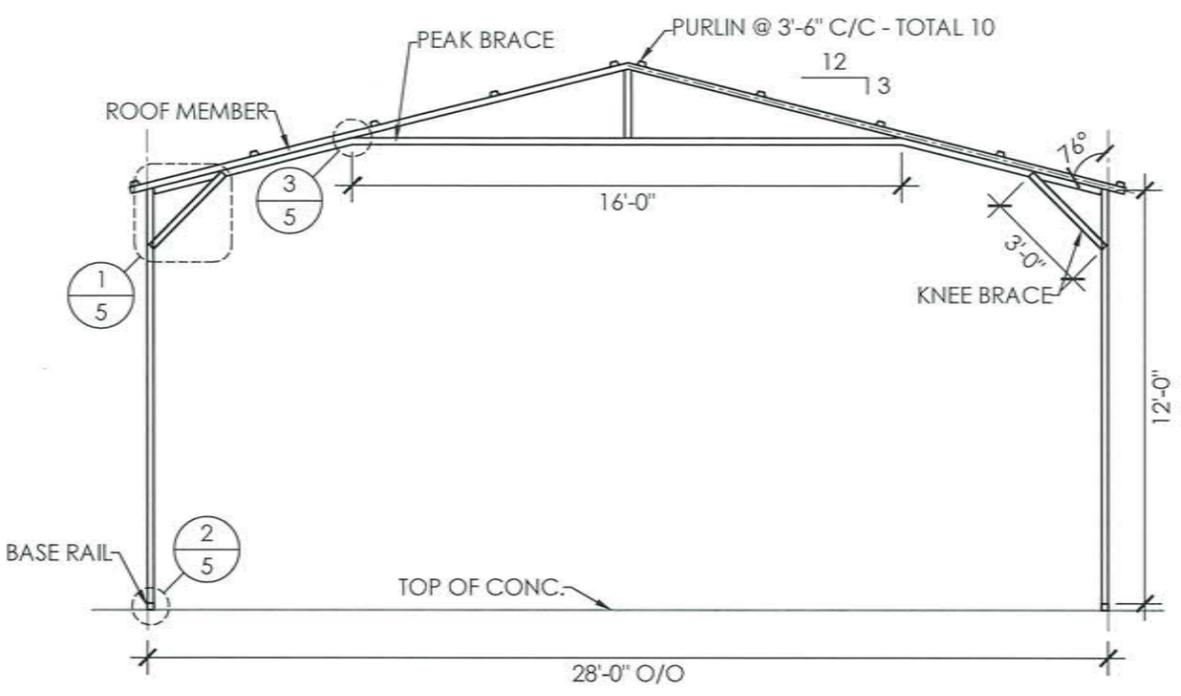
FRAME SECTION & DETAILS

LOCATION: 1780 N WINNIE LN
 CARSON CITY, NV 89703

PROJECT TITLE: FRANK SINDELAR



1 FRAME DETAIL
 SCALE: 3/4" : 1"

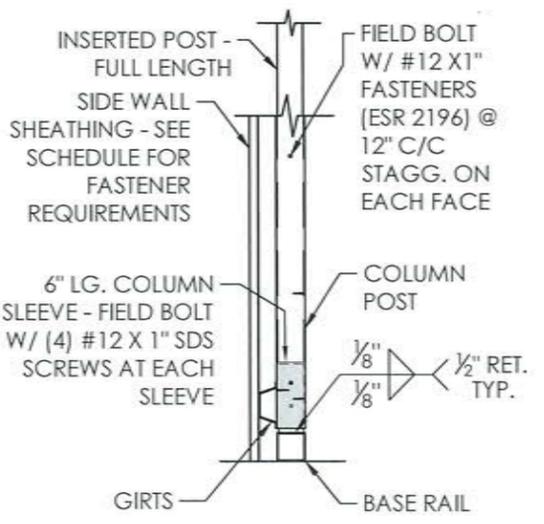


FRAME SECTION
 SCALE: 3/16" : 1"

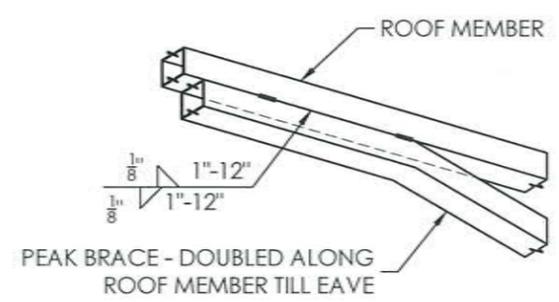
MEMBER PROPERTIES	
COLUMN POST	2 1/2" SQ. x 14GA TUBE W/ 2 1/4" SQ. X 12GA TUBE INSERT
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
PEAK BRACE	2 1/4" SQ. X 12GA TUBE
KNEE BRACE	2 1/2" X 14GA CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 14GA HAT CHANNEL
PURLINS	4" X 14GA HAT CHANNEL

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4" CC	9" CC

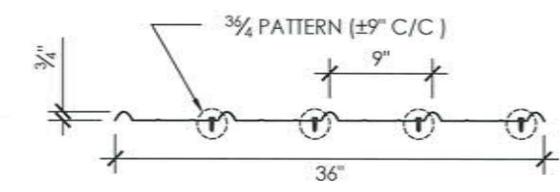
FASTENER TYPE: # 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER



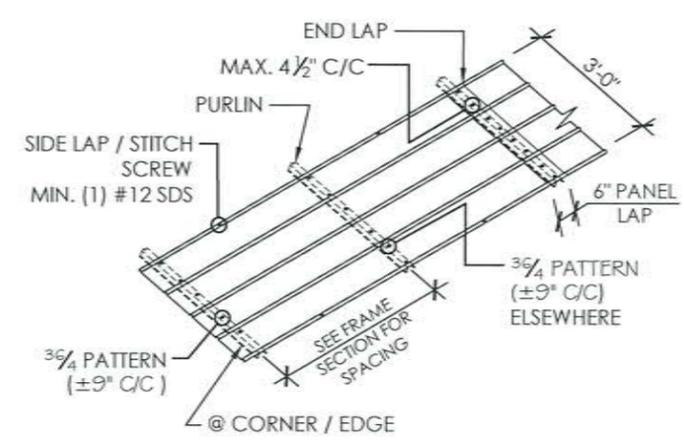
2 BASE DETAIL
 SCALE: 3/4" : 1"



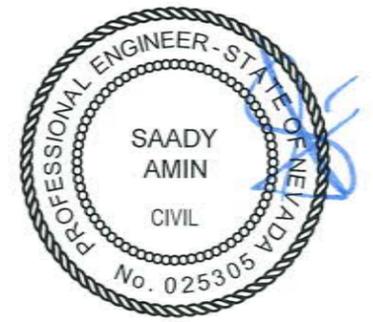
3 PEAK BRACE DETAIL
 SCALE: 3/4" : 1"



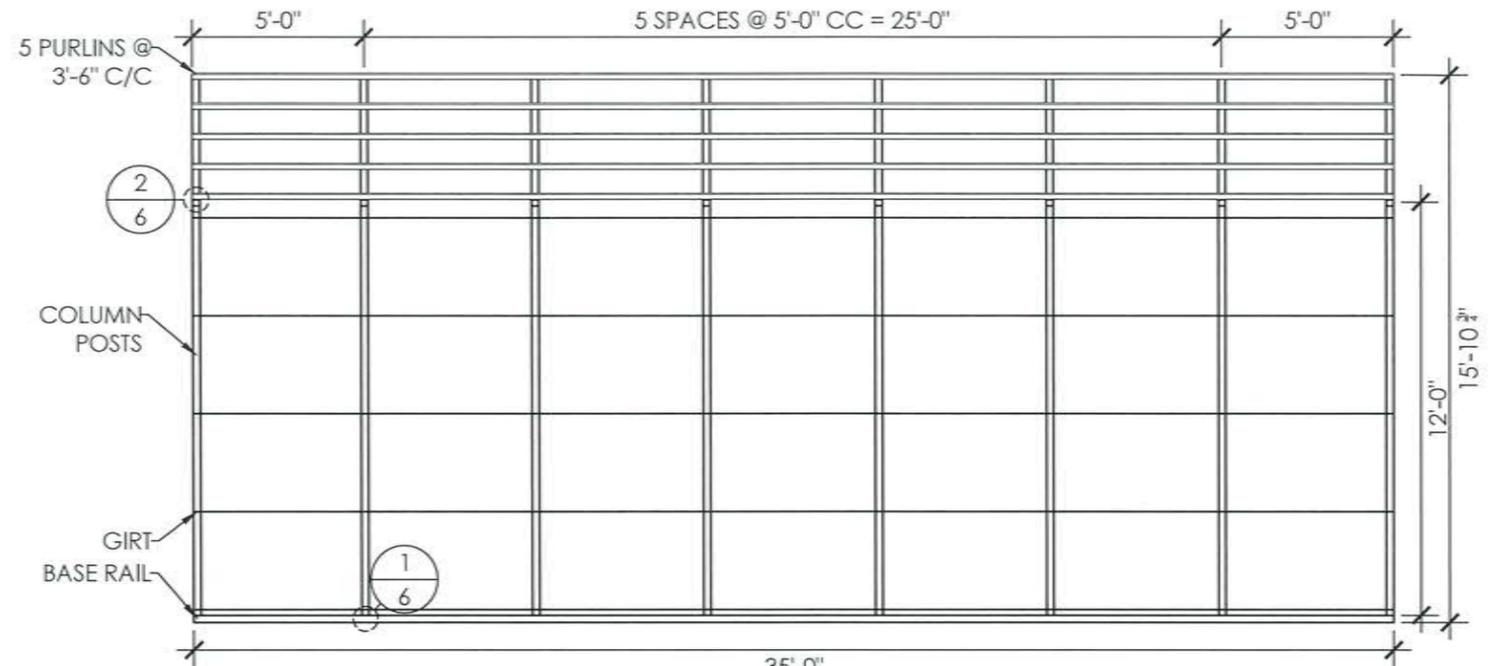
29GA. - 3/4" RIB - CORRUGATED SHEET
 SCALE: 3/4" : 1"



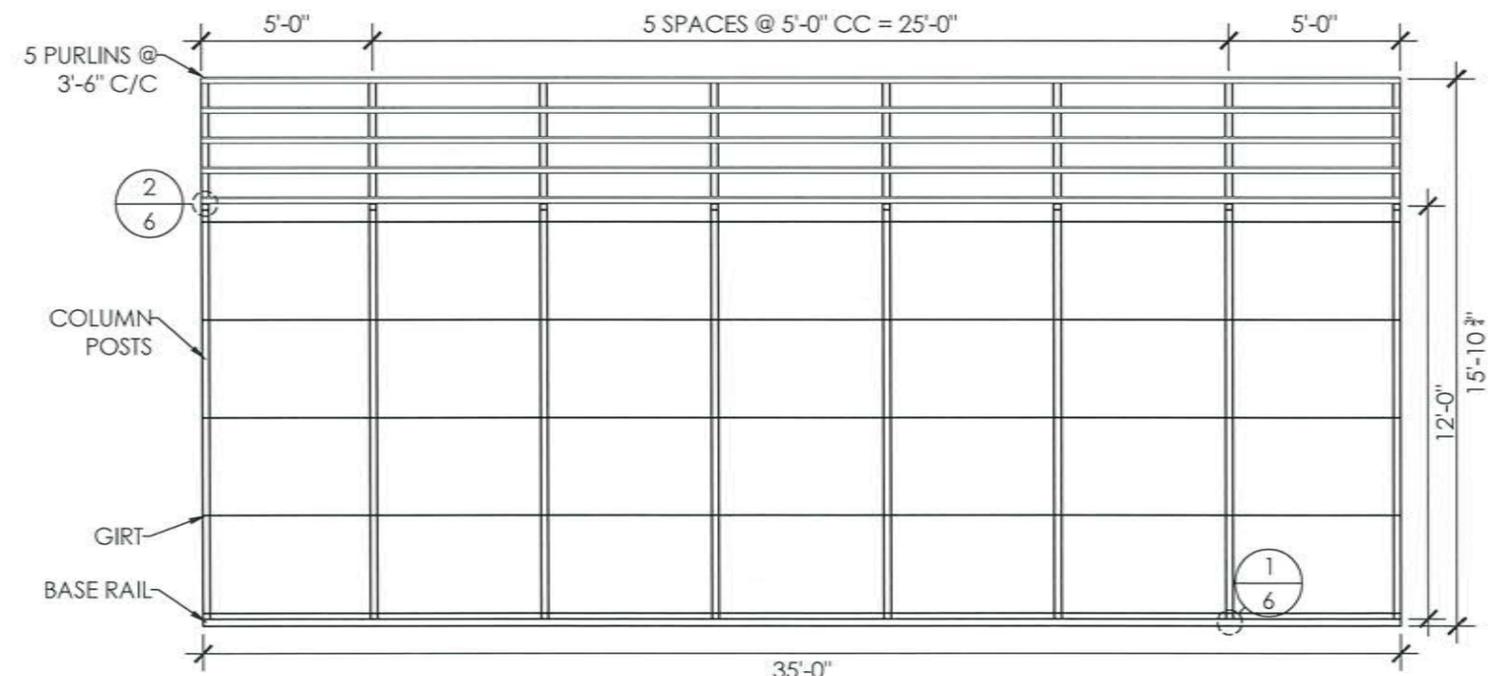
SHEATHING FASTENER PATTERN
 SCALE: 3/16" : 1"



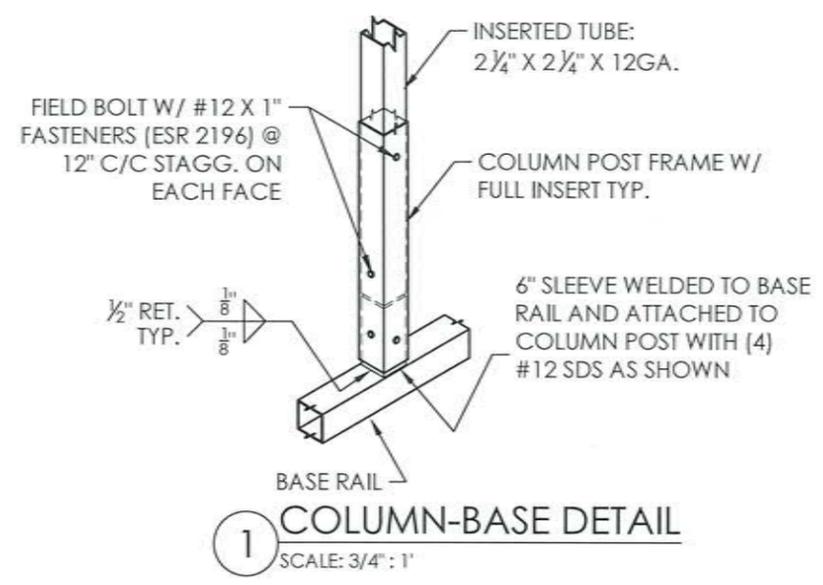
EXPIRES: 12/31/2022
 SIGNED: MAR 30 2022



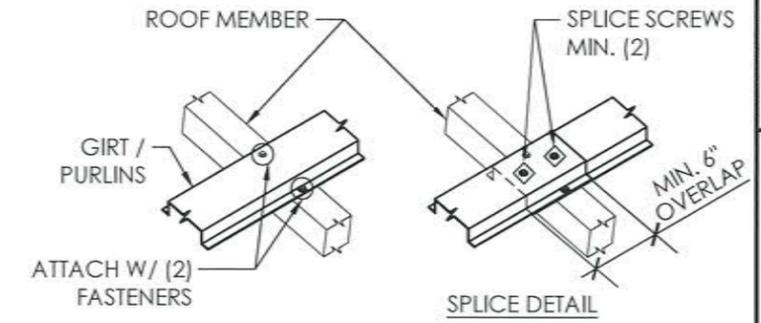
RIGHT SIDE WALL FRAMING
 SCALE: 3/16" : 1'



LEFT SIDE WALL FRAMING
 SCALE: 3/16" : 1'

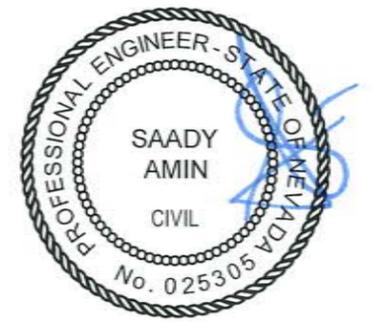


1 COLUMN-BASE DETAIL
 SCALE: 3/4" : 1'



2 GIRT/PURLIN DETAIL
 SCALE: 3/4" : 1'

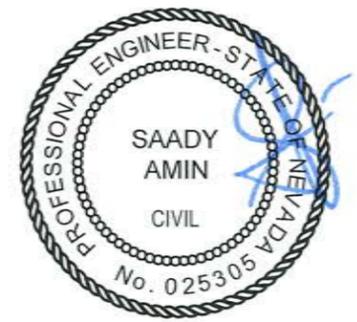
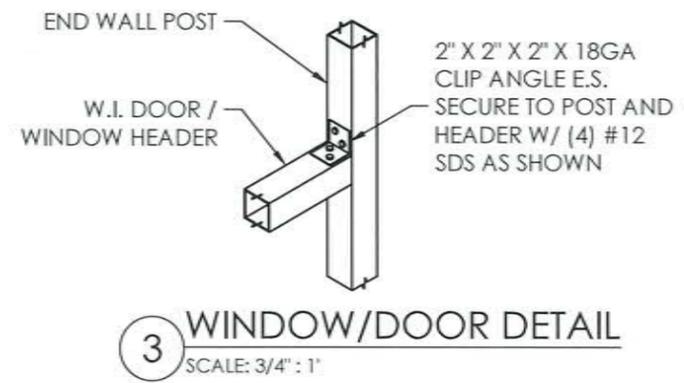
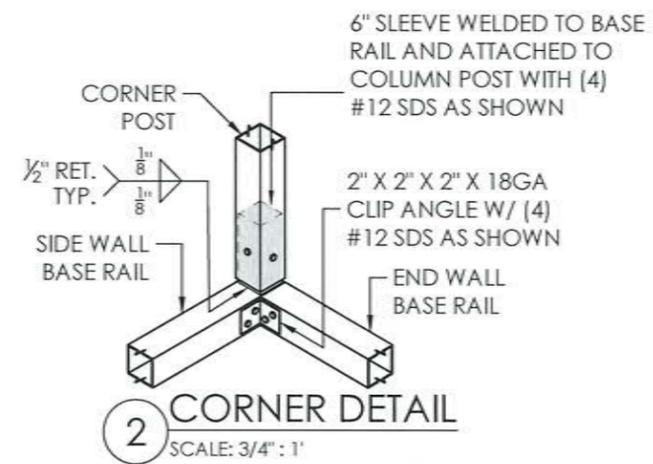
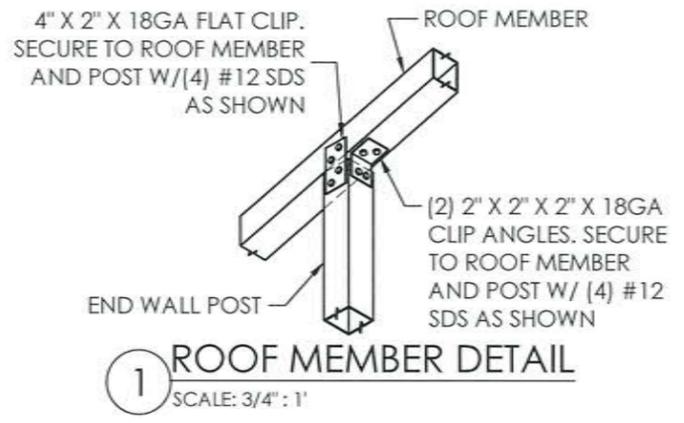
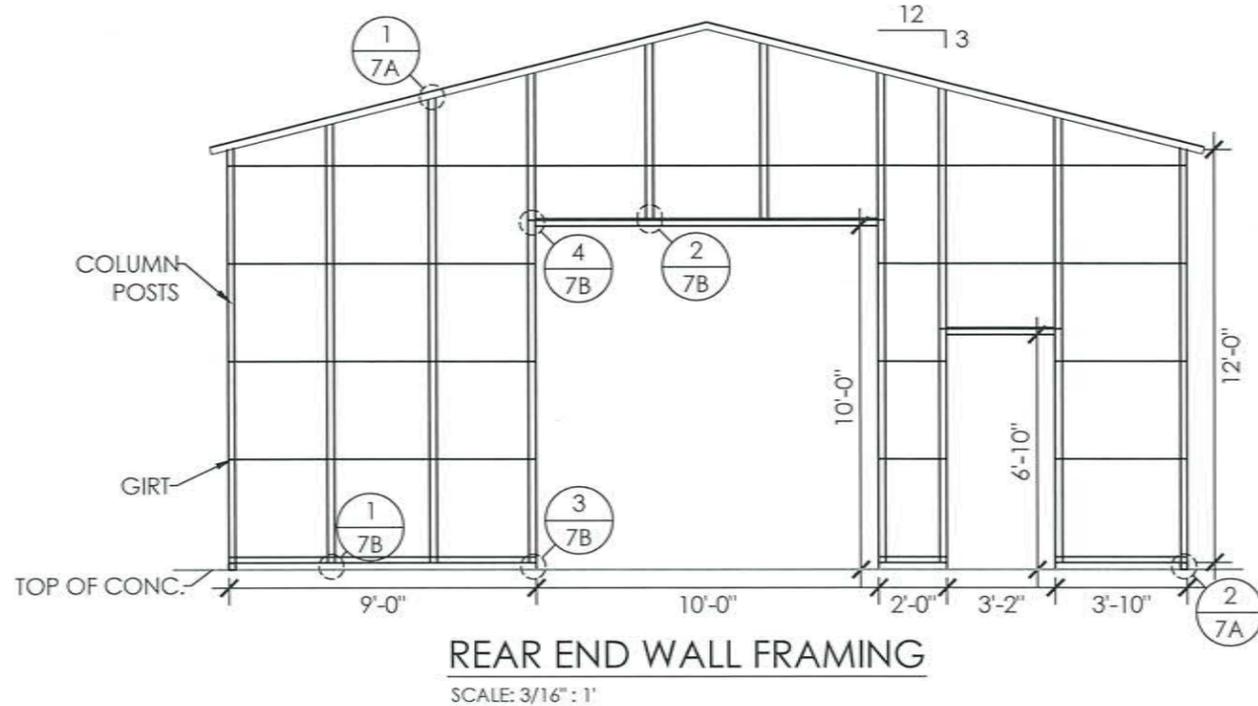
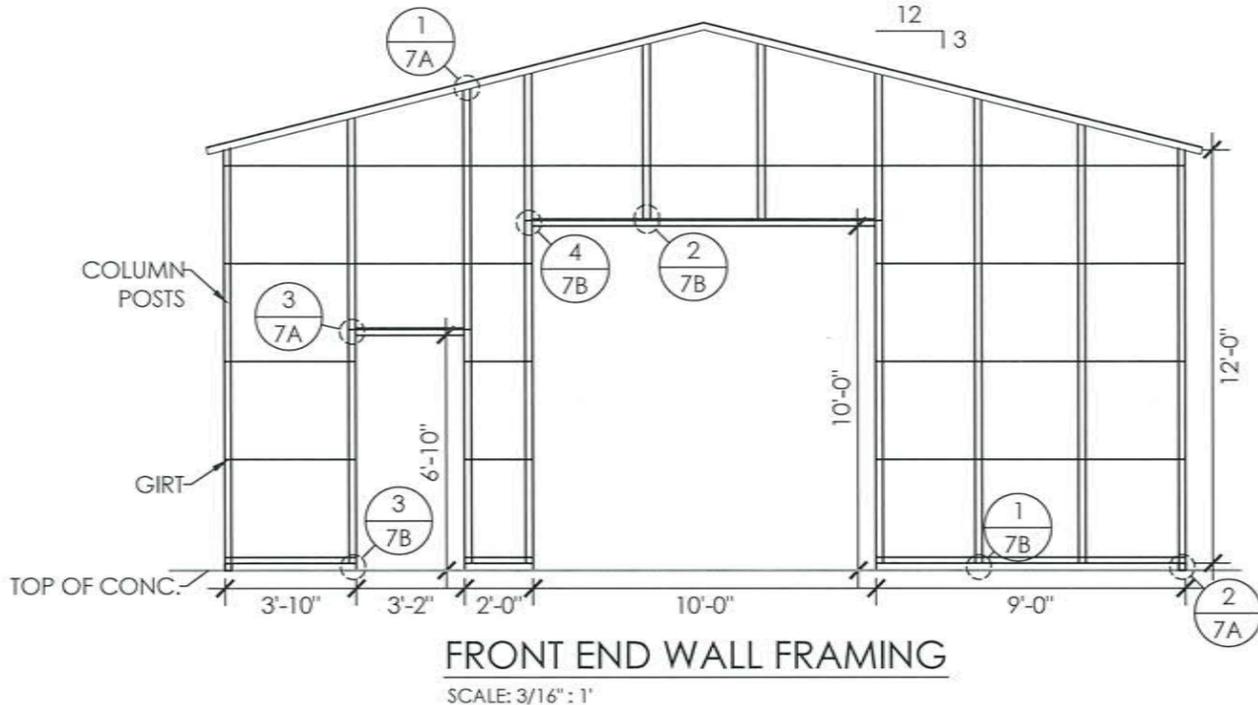
MEMBER PROPERTIES	
CORNER POST	2 1/4" SQ. X 12GA TUBE
SIDE WALL POST	2 1/2" SQ. x 14GA TUBE W/ 2 1/4" SQ. X 12GA TUBE INSERT
BASE RAIL	2 1/4" SQ. X 12GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 14GA HAT CHANNEL
GIRTS	4" X 14GA HAT CHANNEL

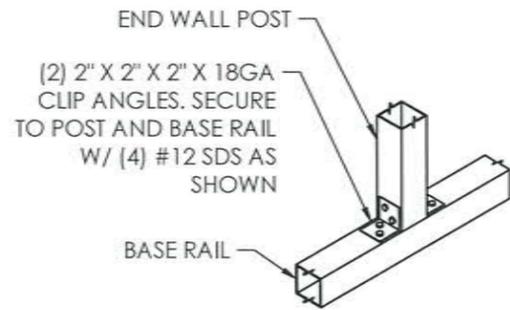


EXPIRES: 12/31/2022
 SIGNED: MAR 30 2022

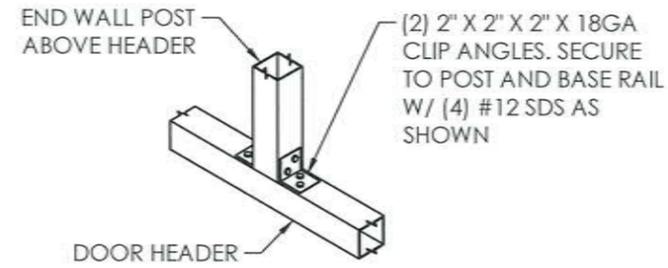
SIDE WALL FRAMING
 SHEET TITLE:
 PROJECT TITLE: FRANK SINDELAR
 LOCATION: 1780 N WINNIE LN
 CARSON CITY, NV 89703

MEMBER PROPERTIES	
CORNER POST	2 1/4" SQ. X 12GA TUBE
ROOF MEMBER	2 1/4" SQ. X 12GA TUBE
BASE RAIL	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 14GA HAT CHANNEL
HEADER	2 1/4" SQ. X 12GA TUBE
DOOR POST	2 1/4" SQ. X 12GA TUBE
END WALL POSTS	2 1/4" SQ. X 12GA TUBE

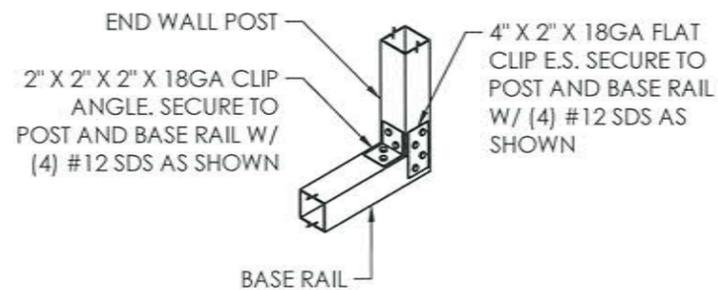




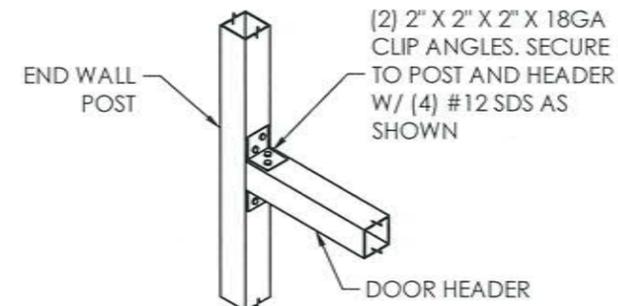
1 COLUMN-BASE DETAIL
 SCALE: 3/4" : 1'



2 ABOVE HEADER DETAIL
 SCALE: 3/4" : 1'



3 DOOR BASE DETAIL
 SCALE: 3/4" : 1'

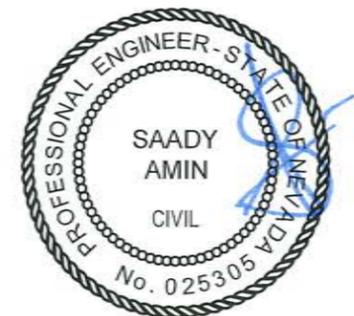


4 DOOR HEADER DETAIL
 SCALE: 3/4" : 1'

SHEET TITLE: **END WALL FRAMING DETAILS**

PROJECT TITLE: **FRANK SINDELAR**

LOCATION: **1780 N WINNIE LN
 CARSON CITY, NV 89703**



Lena Reseck

From: Lena Reseck
Sent: Wednesday, October 19, 2022 9:21 AM
To: George henderson
Subject: RE: Hearing subject: LU – 2022–0440
Attachments: Site Plan 1780 N Winnie Ln.pdf

Mr. Henderson,

The building is located 110 feet from the west property line and 65 feet from the north property line. The proposed structure and existing accessory structures are 73.38 percent of the primary structure. I have attached the site plan for you to review. I will be including your email in the Hearing packet.

Have a good day,
Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701
D: 775.283.7059 O: 775.887.2180

-----Original Message-----

From: George henderson <georgehenderson1@icloud.com>
Sent: Wednesday, October 19, 2022 8:05 AM
To: Lena Reseck <LReseck@carson.org>
Subject: Hearing subject: LU – 2022–0440

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Lena Reseck,

I own the property to the west that adjoins this property on Winnie. My property is 1761 Brush Drive. The home owner approached me to inform me of his plans earlier. At that time it was discussed this building would be temporary while he was reconstructing the main house. I feel that plan has changed and this is a permanent structure proposed.

I am not in favor of altering the requirement of a 50 ft. set back from my property line to the west. I also do not support the proposed 20 ft set back from the north property line.

Currently he has started parking old cars along that property line. They are visible through my tree line border and only suggest more to come as a building is built closer to my property line. The building would help him block his view of these old cars but not mine.

I also recognize that his request is within codes to have a building that is less than 75% of the main structure. Does this building and all the other structures add up to less than the 75%. I think he has a detached garage already. Is it added into the determination? Will the restructuring of the main dwelling increase its size to cover recommendations of the

75% code? If so, are there proposed plans submitted for this phase? I realize these are just questions for future planning.

Sincerely,

George and Cheryl Henderson

Lena Reseck

From: Lena Reseck
Sent: Wednesday, October 19, 2022 9:24 AM
To: 'richardlongmd@gmail.com'
Subject: RE: LU-2022-0440
Attachments: Site Plan 1780 N Winnie Ln.pdf

Mr. Long,

The proposed building is 110 feet from the west property line and 65 feet from the north property line. I have attached the site plan for your review.

I will include your comments in the Hearing packet.

Have a good day,

Lena Reseck

Carson City Community Development

Planning Division

108 E. Proctor Street

Carson City, NV 89701

D: 775.283.7059 O: 775.887.2180



From: Richard Long <richardlongmd@gmail.com>
Sent: Tuesday, October 18, 2022 9:47 PM
To: Heather Ferris <HFerris@carson.org>
Cc: Richard D Long <richardlongmd@gmail.com>
Subject: LU-2022-0440

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

(I AM ALSO SENDING A MORE LEGIBLE COPY OF BELOW LETTER BY MAIL)

Heather Ferris, Planning Manager

Carson City Planning Division,

Do NOT approve the location of the approved Administrative Permit [APN 007-102-09] for 1780 Winnie Lane. This modified permit would allow for construction of an accessory structure. A **980 square foot metal storage building** [73.38% of size of primary structure] which I believe fits the formula within our CC & Rs.

HOWEVER

The location of the building is unacceptable! Our CC & R require a 50 **foot SET-BACK** from property line on our 2 acre parcels!

The City planner states the new storage unit is planned to be:

- 30 ft from back property line
- 20 feet from side property lines

FURTHER

This project was not cleared by our 5 member Architectural Control Committee.

I trust that the Carson City Planning Division will deny the current location of the accessory metal storage building proposed on this two acre parcel which is **INVADING** the 50 foot set-back required in the CC & Rs!

Richard D Long
1819 Brush Dr.
Carson City, Nv
86703

[h] 775-882-2661

11. The restrictions and covenants herein contained shall be in full force and effect until January 1, 2000, at which time they shall be extended for successive periods of ten years each unless within one year prior to January 1, 2000, or within one year prior to the termination of any subsequent extension, as the case may be, a majority of the then owners of land within the above described tract agree to change said covenants in whole or in part and any change or changes so made shall have the same force and effect as though they had originally been set out herein.

Those three certain declarations of restrictions recorded previously in Book 24 of Powers, Plats and Misc. at Page 380 thereof, and at Book 24 of Powers, Plats and Misc. File 2818, and at Book 77 of Powers, Plats, and Misc. Page 265 in the office of County Recorder of Ormsby County, Nevada (now known as Carson City, Nevada) are hereby cancelled, annulled and set aside where inconsistent therewith.

Security Account
3461

Balance

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6. No dwelling house shall be erected or maintained upon any part or parcel of said real property having a ground floor area, including all porches, patios and attached garages, of less than fifteen hundred (1500) square feet, and no dwelling house upon said lands shall be occupied by any person until and unless said dwelling house is completed according to the plans and specifications thereof.

7. No building, fence, wall or other structure shall be erected upon any part or portion of said real property, nor shall any material alterations be made in the exterior of any of such structures once completed, unless complete plans and specifications thereof, showing the nature, kind, shape, height, material and exterior color scheme thereof, and plot plan thereof, shall have first been submitted to and approved in writing by a committee known as the Architectural Control Committee Brash Property Owners consisting of the individuals on Exhibit "A" attached.

8. (a) The Architectural Control Committee shall be composed of five (5) resident Brash Ranch Estate property owners who shall not serve for more than two (2) consecutive terms of three (3) years.

(b) The term of the first Committee elected under this amendment shall be determined by lot. Three (3) of the five (5) members will serve lease terms of two years in order to provide continuity in the committee membership.

(c) To be qualified to serve as a member of the Committee, the individual must be a resident Brash Ranch Estate property owner.

9. In the event of the death, resignation, refusal or inability to act of any member of the said Committee, the vacancy shall be filled by the remaining members of the Architectural Control Committee.

10. Each, every and all of the restrictions contained herein shall be deemed to be covenants running with the land and shall attach to and run with the title to the real property hereinafore described in Exhibit A, and every part and parcel thereof, including all titles, interests and estates therein, and the same shall conclude and bind the parties to this declaration and all subsequent owners thereof, their heirs, assigns and personal representatives and each and every person owning, claiming, holding, or otherwise any part or portion of the said real property with the same force and effect as if the same were expressly recited and set forth in each and every subsequent conveyance and contract relating to said real property.

11. If the parties to this declaration, or any of them, or their heirs or assigns shall violate any of the covenants or restrictions hereinafter set, any person or persons owning any portion of said lands may prosecute any proceeding at law or in equity against the person or persons so violating or attempting to violate the same either to prevent such violation or to recover damages therefor, as both.

12. Any invalidation of any covenant or restriction herein contained by the judgment or order of any court of competent jurisdiction shall in no way affect the validity of the remaining covenants and conditions herein set forth, which said remaining covenants and conditions shall continue and remain in full force and effect, but such covenant or condition so invalidated shall be deemed separable from the remaining covenants, restrictions and conditions.

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AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

Declaration made this 12th day of December, 1955, by the undersigned.

WITNESSETH

Whereas the parties above referred to are the owners of the following identified real property situated in the City of Carson City, State of Nevada to wit: See Exhibit "A" attached - legal description.

Whereas the parties to this Declaration desire to impose upon said land and each and any part thereof uniform restrictions in order to secure the same shall be and remain an exclusive residential neighborhood:

Therefore, the parties hereto desire and realize that the said lands and each and every part and parcel thereof to here be and shall only be conveyed subject to the conditions, restrictions and covenants hereinafter set forth, to-wit:

1. No commercial establishment or mercantile business of any kind, character or description shall be maintained, operated or conducted upon said real property, or upon any part or portion of the same, and no trade, calling, occupation or any kind or character shall be engaged in, carried on or conducted upon any part or portion of said real property, said real property, and the whole thereof, and each part and parcel thereof, shall be used solely for residential purposes. This provision shall not be deemed to include incidental and occasional use of the land in connection with a licensed business at another location in Carson City.

2. No trailer, structure, tent, shack, garage, barn or other outbuilding erected upon any part or portion of the said real property shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted upon any part or portion of said real property. All bathrooms, toilet and shower conveniences shall be enclosed inside any house or building constructed upon any part or portion of said real property, and the same shall be connected by underground pipes with an adequate septic tank or other approved sewage disposal system. Recreational vehicles which are the property of Brush Sales District property owners are exempt from this restriction when they are stored on their owner's property and not used as living quarters.

3. No livestock, other than saddle horses, shall be kept, raised or maintained upon any part or portion of said real property.

4. No part or parcel of said real property covered hereby shall be occupied having an area of less than two (2) acres, and no part parcel of said real property having an area of less than two (1) acres hereinafter conveyed shall at any time thereafter be divided or subdivided into smaller parts or parcels, nor shall more than one dwelling house, together with customary and usual outbuildings be placed or erected on any such part or parcel having an area of less than two (2) acres.

5. No buildings of any kind or character shall be constructed upon any part or portion of said real property closer than fifty (50) feet any side line or end line thereof, or closer than fifty (50) feet to any side line or end line of any part or parcel thereof.

-2-

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Lena Reseck

From: valerie cooney <cooneyval@gmail.com>
Sent: Wednesday, October 19, 2022 5:27 PM
To: Lena Reseck
Subject: LU-2022-0440 Application by Frank Sindilar
Attachments: 012322.Sindilar.letter.jpeg; Sindilar plot plan.jpeg

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Ms. Reseck,

I am writing today in opposition to the above reference application. I am a member and chair of the Brush Ranch Estates' Architectural Review Committee and am Mr. Sindilar's neighbor living 2210 Ash Canyon Rd. The Brush Ranch Estates' Review Committee is tasked with enforcing the Brush Ranch Estates' CC&R's first established in 1958 and which remain current and enforceable.

In my capacity as the chair of the Review Committee I had been in frequent communication with Mr. Sindilar on matters related to his initial application LU-021-0454 to build a metal building on his property. The Review Committee was concerned about the type and use of the building being proposed and that any structure proposed be in compliance with the 50 foot setback requirement set-forth in the CC&R's. At that time Mr. Sindilar had confirmed to the Review Committee that his application and plans were and would be in compliance with our CC&R's. Attached you will find a copy of the plan provided by Mr. Sindilar to the committee which reflect set-back's in excess of the 50 foot requirement. I have also attached a letter dated January 23, 2022 from me on behalf of the Review Committee to Mr. Sindilar confirming the Review Committee's efforts to inform Mr. Sindilar of the CC&R's and seek his compliance.

The above is offered only as background to our opposition to the application and I and the Review Committee understand that the City cannot serve as an enforcement agent for the property owners affected. However, the Review Committee has only recently been made aware that Mr. Sindilar's recently revised application LU-2022-0440 seeks not only to enlarge the proposed building but to relocate the site of the building to well within the restricted 50 foot setback – specifically to 20 feet on the north and 30 feet on the west elevations.

Both as a resident of Brush Ranch Estates for over 30 years and a member of the Architectural Review Committee, I oppose this application and ask that it be rejected until such time as our property owners can find a solution work on a resolution of the differences presented in this matter.

Thank you for your consideration,

Valerie J. Cooney
2210 Ash Canyon Rd.
Carson City, NV 89703
775-720-9750

January 23, 2022

Frank L. Sindelar and Janet E McClard
1780 N. Winnie Lane 3551 Silver Ranch Ave.
Carson City, NV 8703 Loomis, CA 95650

Re: Administrative Permit LU-2021-0454

Dear Mr. Sindelar and Ms. McClard,

On behalf of the Brush Estates Architectural Review Committee (ARC) and our community I again want to welcome you to the neighborhood. We look forward to your efforts to improve the property that has long been neglected.

You will recall our conversation and texts of December 12-14, 2021, wherein we discussed the ARC, our CC&Rs, the setback requirement and the review of new construction plans required by the ARC. I followed up on our discussion on Dec. 13 with a text confirming your request for a site map of Brush Ranch Estates, a list of the names and address of ARC members and the names and addresses of each homeowner within the estates. All the requested information was provided to you via email on the 13th.

On December 14 you wrote:

I'll follow-up with the ideas of the site plan and elevations when I get them assembled and semi-finalized with all the CC&R's, Design Engineering, Fire Dept, and Planning Dept constraints incorporated. Hopefully it doesn't end up with the null set of what/where/how to access an added barn structure.

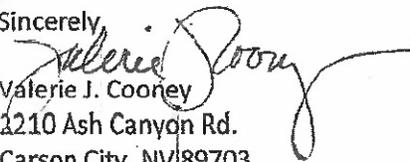
In response to your email and our discussion of the setback requirement I wrote you that the ARC will enforce the setback restrictions and that the purpose of the CC&R's is to maintain the look and feel of our special community, to maintain property values, quality of life and enjoyment of our surroundings. I also asked you to submit (to ARC) the building plans, maps and drawings that describe your proposed new construction on the property (for review) prior to commencement of construction.

You have not submitted the plans, maps, dimensions, material, or the stated purpose of the proposed project to the ARC for review and approval. Rather, you have chosen to go directly to the city to seek a building permit.

Considering the clear requirement contained in the CC&Rs and your failure to submit the plan to the ARC prior to seeking the permit, on behalf of the ARC and Brush Ranch Estates property owners we ask that you withdraw your application LU-2021-0454 prior to the administrative hearing set for January 26, 2022 and submit the proposal to the ARC for review and approval.

Your immediate attention to this matter is appreciated and should you have any questions or wish to respond to this letter please do not hesitate to contact me.

Sincerely,


Valerie J. Cooney
2210 Ash Canyon Rd.
Carson City, NV 89703
775.720.9750
cooneyval@gmail.com

305'

286'



Not to scale Site Plan

1780 N. Winnie Ln. (from the Assessor's Website)

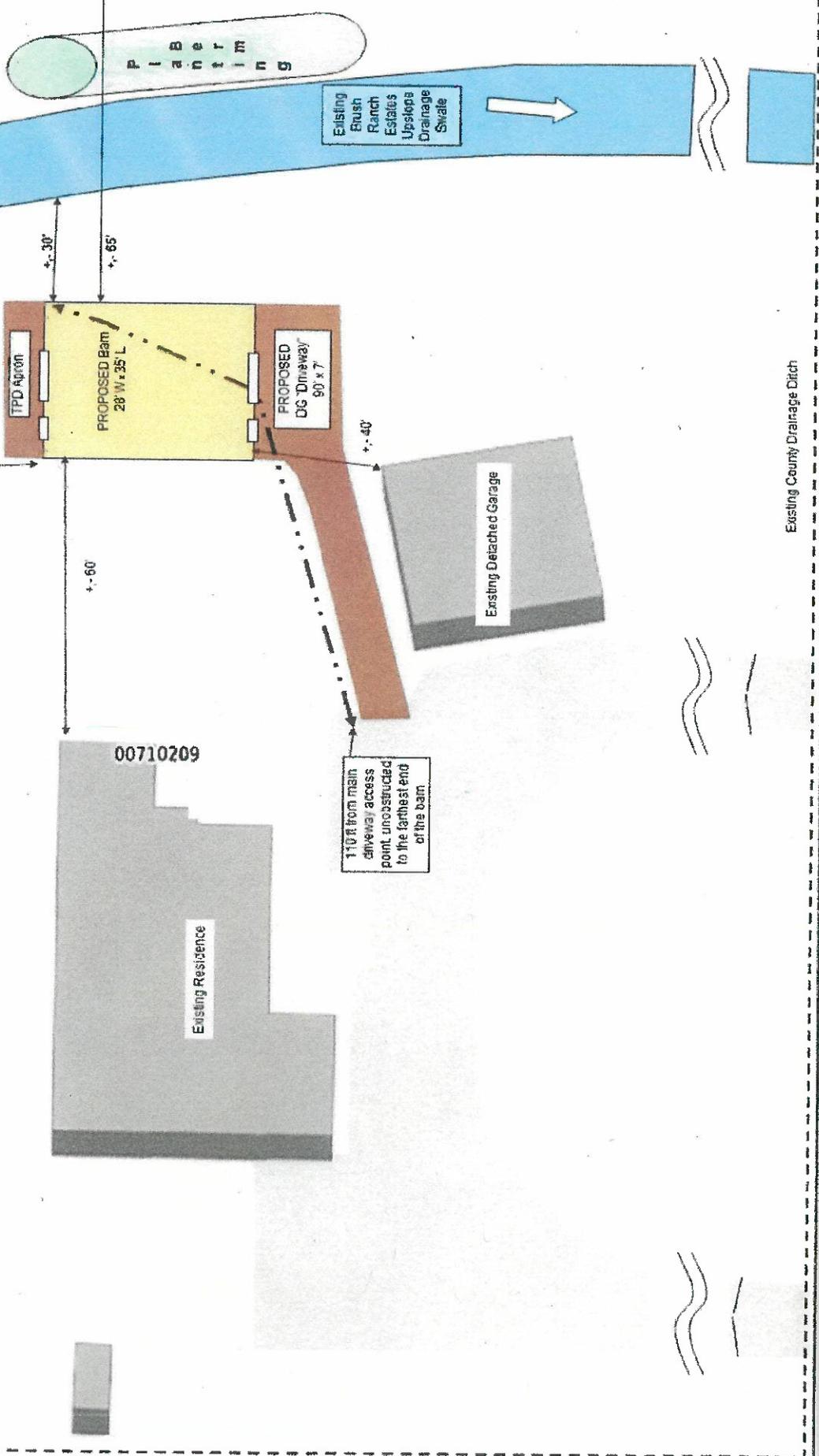
APPLICANT: _____ PHONE #: _____

MAILING ADDRESS, CITY, STATE, ZIP: _____

EMAIL ADDRESS: _____

PROPERTY OWNER: _____ PHONE #: _____

Project Location: _____ Street Address: _____



N. Winnie Ln.

To: Carson City Administrative Hearing Examiner:
DATED: October: Oct. 18, 2022

REFERENCE: APPLICATION: PERMIT FM:

980' SQUARE-METAL-Storage Bldg.
1780 N. Winnie Lane, Carson City -
APN 007-152-09
LENA RESECK

Due To surgery; I am not able to attend this
Public Hearing.

I am not opposed to an additional building,
but to the material which is being used.
The material is industrial, and belongs
in that type of environment - Not in a high-
end neighbor hood - (also should have been
thought about prior to going ahead with
planning such as an aesthetic looking
structure -; which belongs in the industrial
area as Silos, Swings, NV - It lowers the
property value of surrounding homes -
which are over the million dollar values

Perhaps, the individual's
style or taste, **dj** needs to be cultivated,
to be more **dj** pleasing to the eye -

There are many alternative
DESIGNS
materials, that are certainly more

RECEIVED

OCT 19 2022

CARSON CITY
PLANNING DIVISION

2

Pleasing to the eye: and the neighborhood!

- (A) concrete sheets
- (B) Prefabricated Panels
- (C) Reclaimed wood
- (D) Foam Energy Bricks
- (E) Structural Insulated Designed Panels
- (F) Stucco
- (G) Plastic Composite Wood - (substitute durable + resistant)

There was definitely not enough "home-work done on alternative materials - This is not "You How Junction!"

Doris J. Brownrigg
1860 N. Winnie Lane

My Credentials Verify my
opinion - as does my HOME

dj

DESIGNS