

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF
JANUARY 25, 2023**

FILE NO: LU-2022-0540

AGENDA ITEM: 6.C

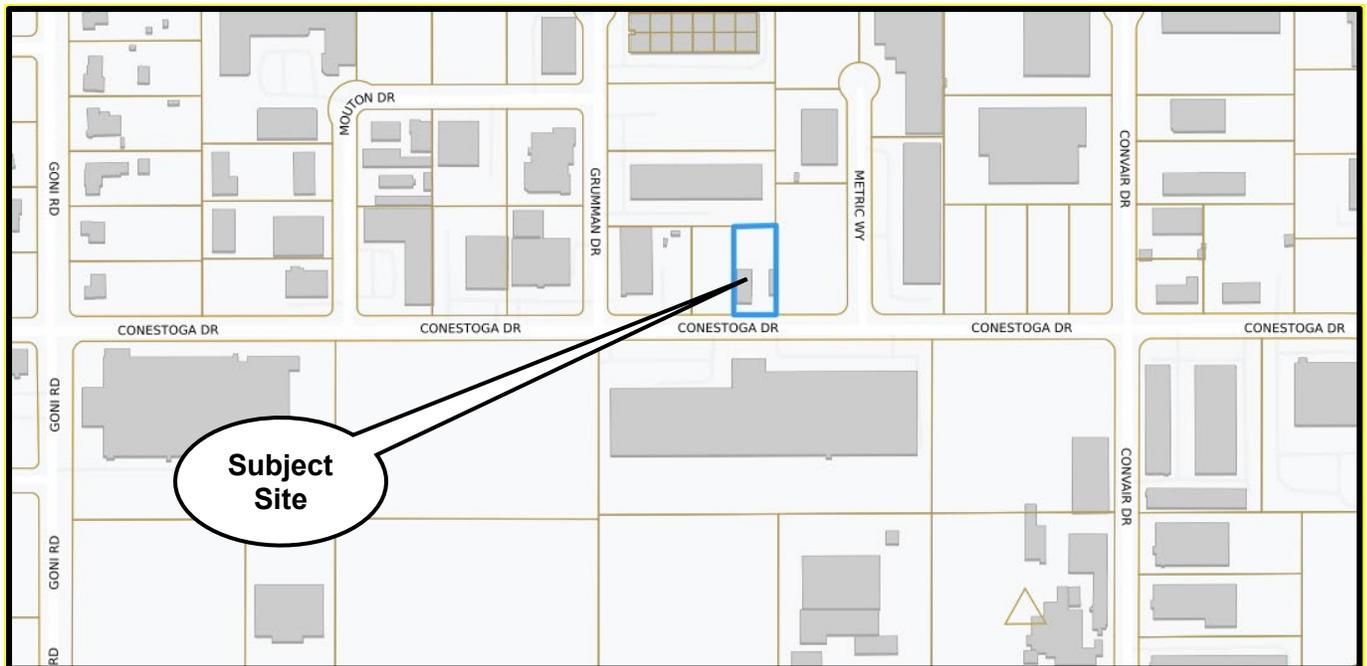
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from NV Autobody (“Applicant”) for a special use permit (“SUP”) to allow the expansion of an auto body repair business that includes the installation of a new auto paint booth and outside storage that exceeds 20 percent of the overall site area on a property zoned Light Industrial (“LI”) located at 2344 Conestoga Drive, Assessor’s Parcel Number (“APN”) 008-816-52. (Heather Manzo, hmanzo@carson.org)

STAFF SUMMARY: The Applicant operates an autobody repair and paint business at the subject site and is requesting to construct a new building to house a new paint booth that will replace the existing equipment located at the site. The Applicant is also requesting outside storage exceeding 20 percent of the site area. The paint booth and amount of outside storage require a SUP. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve the special use permit LU-2022-0540 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Community Development, Planning Division ("Planning Division").
2. All on and off-site improvements shall conform to City standards and requirements.
3. The Applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.
4. The Applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Prior to the issuance of a building permit, the Applicant shall have a landscape and irrigation plan approved that includes the installation of 3 shrubs per tree within the front yard setback.
6. Prior to the issuance of any permit, the Applicant shall demonstrate that the two metal storage containers comply with CCMC and have been approved by the Community Development Director or demonstrate the containers have been removed from the property.
7. Prior to the issuance of any permit, the Applicant shall submit a site plan that designates the outdoor storage areas, includes plans for screening of the area and demonstrates that outside storage areas do not exceed 45% of the site.
8. Prior to the issuance of any permit, the Applicant shall have plans approved that include paving the outside storage area access road and vehicle parking/storage areas.
9. Prior to the issuance of a permit to install the new paint booth, the Applicant shall have plans approved that demonstrate the existing paint booth will be removed. The existing paint booth must be removed prior to the final inspection of the new paint booth.
10. Prior to the issuance of a building permit the Applicant shall update their business license to reflect their business operations, including the removal of the vehicle rental portion of their business.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC"): 18.02.080 (Special Use Permits), 18.04.145 Limited Industrial ("LI"), and Carson City Design Standards ("CCDS") Division 1.10 (Metal Storage Containers) and 1.12 (Outside Storage)

MASTER PLAN DESIGNATION: Industrial

PRESENT ZONING: LI

KEY ISSUES: Will the proposed development be compatible with the surrounding neighborhood and be in keeping with the standards of CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: LI / vacant land
- WEST: LI / vacant land
- NORTH: LI / industrial/warehouse
- SOUTH: LI / industrial

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- EARTHQUAKE FAULT: beyond 500 feet of site
- FAULT ZONE: Zone 3 moderate severity
- SLOPE: The site is relatively flat

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±0.5 acres
- EXISTING DEVELOPMENT: autobody repair
- PROPOSED DEVELOPMENT: install new paint booth within a new structure & an increase in allowable outside storage

BACKGROUND: The subject site is developed and consists of an autobody shop established in the mid-1980's with a watchman's quarters established in 2009 located above the business office. The portions of the site that are not improved with buildings and front yard landscaping have historically been used to store vehicles scheduled to be repaired or waiting for pickup. The Applicant is currently licensed as an autobody shop and also carries a Nevada auto dealers license and has in the past offered U-Haul vehicles for rent.

DISCUSSION: The Applicant is proposing to construct a new ±1,360 square foot shell building on the northwest portion of the site to house a new paint booth. The existing paint booth will be removed from the site once the new booth has been installed. The site is being used to store vehicles, trailers and other stored materials which exceeds 20% of the overall site area. The autobody/paint booth use and outside storage that exceeds 20% of the site require the approval of a SUP. The Applicant has provided information that the vehicle rental component of the business will be discontinued following approval of the SUP so the outside storage area can be utilized to park vehicles associated with the autobody shop. Additionally, the Applicant has noted a desire to permanently place two storage containers onsite. The containers have been on-site for several years, but do not currently comply with CCMC. Among the requirements for permanent placement of the metal storage containers, the containers must be painted an earth tone and must be approved by the Community Development Director. A condition is recommended to require the Applicant to demonstrate the containers are code compliant and to request the approval of their permanent placement, to update their business license to reflect their operations which would include the removal of the rental vehicle portion of their business.

PUBLIC COMMENTS: Public notices were mailed on January 11, 2023 to 34 property owners within 300 feet of the subject property. As of the writing of this report, staff had not received any public comments related to the request. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 25, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Fire Department:

1. The project shall meet or exceed the 2018 International Fire Code (“IFC”) requirements and Northern Nevada Amendments.
2. All dead-end roads in excess of 150 feet shall be provided with an approved turnaround
3. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency operating devices shall be approved by the Fire Code Official.
4. If flammable finishes are used in the spray booth, the booth shall be provided with an automatic fire suppression system in accordance with chapter 24 of the International Fire Code 2018 edition.

Development Engineering:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the special use permit request provided that the following condition is met:

- Prior to the issuance of a site improvement permit, the Applicant must have plans approved that include paving the outside storage area access road and vehicle parking/storage areas.

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. Development Engineering offers the following discussion:

The project must meet all CCDS and Standard Details including but not limited to the following:

- The existing driveway apron must be removed and replaced.
- Drainage ditch along the frontage of the property must be graded appropriately to allow flows from the east property line to flow to the west property line.
- Drainage features and improvements must be designed in compliance with the Carson City Drainage Manual.
- The domestic water line will require a backflow prevention device.

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

The existing driveway was legally established, however does not meet the minimum driveway width requirements. The requested SUP will not increase vehicle traffic to the site; therefore, the existing driveway width does not need to be modified as part of this request.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: This project will have negligible effect on the sewer system.

Water: A reduced pressure principle assembly backflow preventer will be required for the domestic

water line. If a fire line is required it must have a double check valve backflow preventer if it is Class 1-3, or a reduced pressure principle assembly if it is Class 4-6. These backflow preventers must be above ground in a hot box and must be located as close to the property line as possible. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly. The water system has sufficient capacity in this area.

Storm Drain: The City's storm drain system has sufficient capacity to serve this project. The property is in the X Shaded zone, so there are no special flood mitigation requirements.

The project must design storm drainage per the City's Drainage manual, including incorporating low impact development ("LID") elements for the paved storage area. Since the proposed outside storage includes the storage of vehicles that will be parked for more than 24 hours, the vehicle storage areas need to be paved. A condition is recommended to require the Applicant to pave the portions of the outside storage area where vehicles will travel or be stored. The additional pavement will have an impact on the pervious surface of the site and will trigger drainage improvements to accommodate the additional flows from the site.

The driveway apron has been designed in a manner that obstructs the flow of drainage from east to west along the site frontage, resulting in pooling at the driveway during storm events. In order to address both onsite drainage and to address the flow of drainage along the street frontage, the Applicant will be required to reconstruct the driveway apron to include a drainage swale. Additional drainage improvements will be necessary along the frontage ditch on either side of the driveway to allow drainage to flow to the west. The drainage improvements are code requirements and will need to be designed to meet the City's Drainage Manual standards. These improvements will be evaluated during the site improvement permit review process.

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

As discussed under Finding 4, the Applicant will be required to pave areas where vehicles will travel or be stored. Additional improvements will be necessary to address additional storm runoff from the site and to accommodate flows along the frontage within the open drainage channel.

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

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

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.

Environmental Control Authority

The Carson City Public Works Department, Environmental Control Authority ("ECA") has no comments regarding the construction of the shell building. The following will apply to the paint booth and the facility in general:

1. Secondary containment will be required for all stored and in-use liquid chemicals in quantities of 30 gallons or above, per CCMC 12.06.248.
2. Spent waste products (sanding dust, waste from painting process, used air filters, etc.) shall be removed by a licensed hauler and recycled, reclaimed, or disposed of per Federal, State, and Local Regulations.

3. Waste haul off records or copies of these records are to be kept onsite for a minimum of 3 years.
4. ECA will issue permit # NV-CAR-000501-001 for this facility.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

The Master Plan land use designation for the site is Industrial. The LI zoning district is a conforming zoning district within the Master Plan land use designation. The requested auto paint booth and outside storage is consistent with the variety of industrial uses that are encouraged within the Industrial designation. As proposed, and with recommended conditions, the proposal is consistent with the adopted Master Plan and Elements.

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.*

NV Autobody is an established business and the watchman's quarters is approved to allow the owner to live onsite. The operations will not be changing significantly from current operations. However, the Applicant has updated their business plan to ensure activity onsite conforms with code. In the past, the Applicant has had an overabundance of vehicles stored on the site, impeding the ability to park and drive onto the site. A fire access driveway is shown on the site plan and is required to be unobstructed to allow for emergency responders to access the site. Once the concern was raised, the Applicant addressed the concern, and the emergency access lane is clear. As proposed and with recommended conditions of approval, the project will not be detrimental to the surrounding properties or neighborhood.

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

The use is existing. The existing driveway was legally established, however does not meet the minimum driveway width requirements. The requested SUP will not increase vehicle traffic to the site; therefore, the existing driveway width does not need to be modified as part of this request. The request will not result in a 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.*

The site plan identifies an access drive that is less than 150 linear feet from the front property line. This access is intended to allow for emergency responders to access the site. The Applicant will be required to keep this lane clear for the life of the project. Additionally, vehicle parking will only be allowed between the two existing buildings on the west side of the fire lane. There is sufficient space between the roll up doors on the west side of the emergency access lane to accommodate four parking stalls. The Applicant will need to stripe or sign these spaces to indicate where parking is allowed. There are an additional three parking stalls inside the entry gate on the east side of the emergency access lane. In total, there are seven existing parking spaces and all parking spaces located to the north of the two existing shop buildings are proposed to be utilized to store vehicles that will be serviced by NV Autobody. This is an existing use and will not trigger the need for

additional customer parking.

For vehicle storage purposes the area will be accessed only by employees and vehicles associated with the autobody use may be parked tandem as long as the emergency access lane is not obstructed. The storage will consist of automobiles and other types of vehicles associated with the autobody shop business. Since areas where vehicles travel or will be stored are required to be paved, a condition of approval is recommended to require the Applicant to pave the access drive and vehicle storage area. The site has been utilized over time with an outside storage area that exceeds CCMC without the approval of a SUP. This SUP requests up to 45% of the overall site area (9,920 square feet) to be utilized for outside storage and if approved will bring the current operations into conformance with Code.

The project must design storm drainage per the Carson City Drainage Manual, including incorporating LID elements for the paved storage area. Since the proposed outside storage includes the storage of vehicles that will be parked for more than 24 hours, the vehicle storage areas need to be paved. The additional pavement will have an impact on the pervious surface of the site and will trigger drainage improvements to accommodate the additional flows from the site.

The driveway apron has been designed in a manner that obstructs the flow of drainage from east to west along the site frontage, resulting in pooling at the driveway during storm events. In order to address both onsite drainage and to address the flow of drainage along the street frontage, the Applicant will be required to reconstruct the driveway apron to include a drainage swale. Additional drainage improvements will be necessary along the frontage ditch on either side of the driveway to allow drainage to flow to the west. The drainage improvements are code requirements and will need to be designed to meet the City's Drainage Manual standards. These improvements will be evaluated during the site improvement permit review process.

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.*

As discussed under Finding 4, the Applicant will be required to pave areas where vehicles will travel or be stored. Additional improvements will be necessary to address additional storm runoff from the site and to accommodate flows along the frontage within the open drainage channel.

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

The Autobody use is existing. Approval of this request will result in drainage improvements along the frontage that will improve the drainage flows along the frontage to reduce pooling on the site. These improvements will improve health, safety, convenience and welfare of the business, customers, and immediately surrounding properties.

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

The use is existing and as proposed, the project will not result in material damage to other property in the vicinity.

Attachments:

Application LU-2022-0540

From: [Heather Manzo](#)
To: [Cecilia Rice](#)
Subject: LU-2022-0540
Date: Wednesday, January 18, 2023 2:55:18 PM
Attachments: [image001.png](#)
[image002.png](#)

Please include this in the packet for 2344 Conestoga.

 This message is from an external sender.

Re: LU-2022-0540

 Sue Maroc <nvautobodycarsoncity@gmail.com>
To:  Heather Manzo

 Reply  Reply All  Forward 

Thu 12/29/2022 11:45 AM

Attachments

+ Get more add-ins

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

This is a better representation but not exact. Currently there is not a front wall and no garage doors.

 **R & M Steel Company**



Thank you

Heather Manzo
Associate Planner
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7075
hmanzo@carson.org



2344 Conestoga Drive - NV Autobody Facility

2344 Conestoga Dr. - Carson City, NV 89706
Phone: (508) 380-7788

GENERAL CONTRACTOR
Evans Homes, Inc.
P.O. BOX 670
Minden, NV 89423
Phone: (775) 591-6643

NV Lic. # 0048091A Exp. 8.31.2024
Bid Limit: \$90,000.00 Classification: B-2

Qualified Signer _____ Date: 08/15/2022

EXCAVATION CONTRACTOR
Greenbank Excavation, Inc.
P.O. BOX 2099
Carson City, NV 89702
Phone: (775) 246-2014

NV Lic. # 000900 Exp. 4-30-2024
Bid Limit: \$25,000.00 Classification: A-2

Qualified Signer _____ Date: 08/15/2022

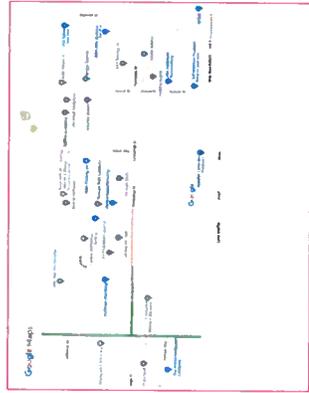
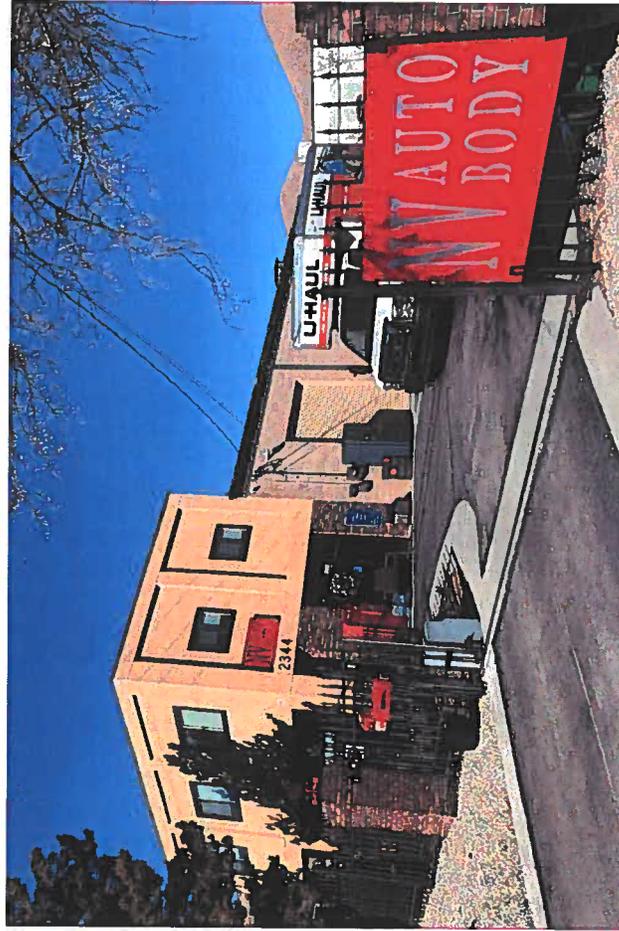
CONCRETE CONTRACTOR
V-I Construction Corp.
24 Conestoga Way
Carson City, NV 89410
Phone: (508) 380-7788

NV Lic. # 0042201A Exp. 2-28-2024
Bid Limit: \$25,000.00 Classification: C-5

Qualified Signer _____ Date: 08/15/2022

PROPERTY OWNER
Stevens Motors
2344 Conestoga Dr.
Carson City, NV 89706
Phone: (508) 380-7788
Fax: (508) 380-7788

Qualified Signer _____ Date: 08/15/2022



VICINITY MAP
N.T.S.

SITE INFORMATION

2344 Conestoga Drive
Carson City, NV 89706
A.P.N. # 0094106-52
ZONING: L-1
FLOOR ZONE: AH
FLOODWAY: N/A

APPLICABLE CODES & REGULATIONS

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL ELECTRICAL CODE (IEC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 NORTHERN NEVADA AMENDMENTS TO FIRE CODE (IFC 105.4.2)

BUILDING DESIGN

USE & OCCUPANCY CLASS: F-1 OCCUPANCY - Moderate Hazard (Automobile)
OCCUPANCY LOAD: 13 (PER I.B.C. 2018 SEC. 1004.1.1 TABLE 1004.1.1)

CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS ABOVE GROUND: 1 STORY
NUMBER OF STORIES BELOW GROUND: 0 STORY
BUILDING HEIGHT ALLOWABLE: 40'0" PER CARSON CITY
BUILDING HEIGHT PROVIDED: 13'-4"
FIRE SPRINKLERS: NO
TENANT SPACE: N/A

BUILDING AREA

TOTAL FIRST FLOOR SQUARE FOOTAGE: 1,360 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE: 1,360 SQ. FT.

BUILDING OCCUPANCY LEGEND

TOTAL FIRST FLOOR F-1 OCC. SQUARE FOOTAGE: 1,360 SQ. FT.
TOTAL BUILDING F-1 OCC. SQUARE FOOTAGE: 1,360 SQ. FT.

F-1 OCCUPANCY - FIRST FLOOR SQ. FT. 1,360/ 100% 13,600 OCCUPANTS

TOTAL OCCUPANCY OF BUILDING: 13,600 OCCUPANTS

NV Auto Body, LLC
2344 Conestoga Drive
Carson City NV 89706

I am a 3 employees independent woman owned auto body repair shop. We work with insurance companies and do collision repairs on customer vehicles and U-Haul pickup trucks and small size vans. We rarely have customers stop by. Most business is by appointment and booked in advance a few weeks or months out. It generally takes us 7-14 days to repair a vehicle.

I purchased the business in October 2019. I currently live above the office in a Watchman's Quarters. It has been an auto body repair shop since it was built in the mid 1980's. The current spray paint booth is from that era. I purchased a California compliant energy efficient paint booth to replace the existing booth. The dimensions of the new booth will not fit where the current booth is, so I want to put the new booth in a metal building adjacent to the existing building. We will be removing the old paint booth and that will give us more space inside the existing building for vehicles.

I am giving up my NV Dealer License and all U-Haul rentals because of the concerns of the Associate Planner about parking. I am requesting the SUP to also include outside storage of vehicles on the rear of my lot. I have noted these in the materials provided. This area is fenced. I am going to complete the privacy screening on the back and West side of my rear fence.

I commit to leaving the fire lane free of vehicles. I will also add some bushes on the exterior of the fence near the driveway.

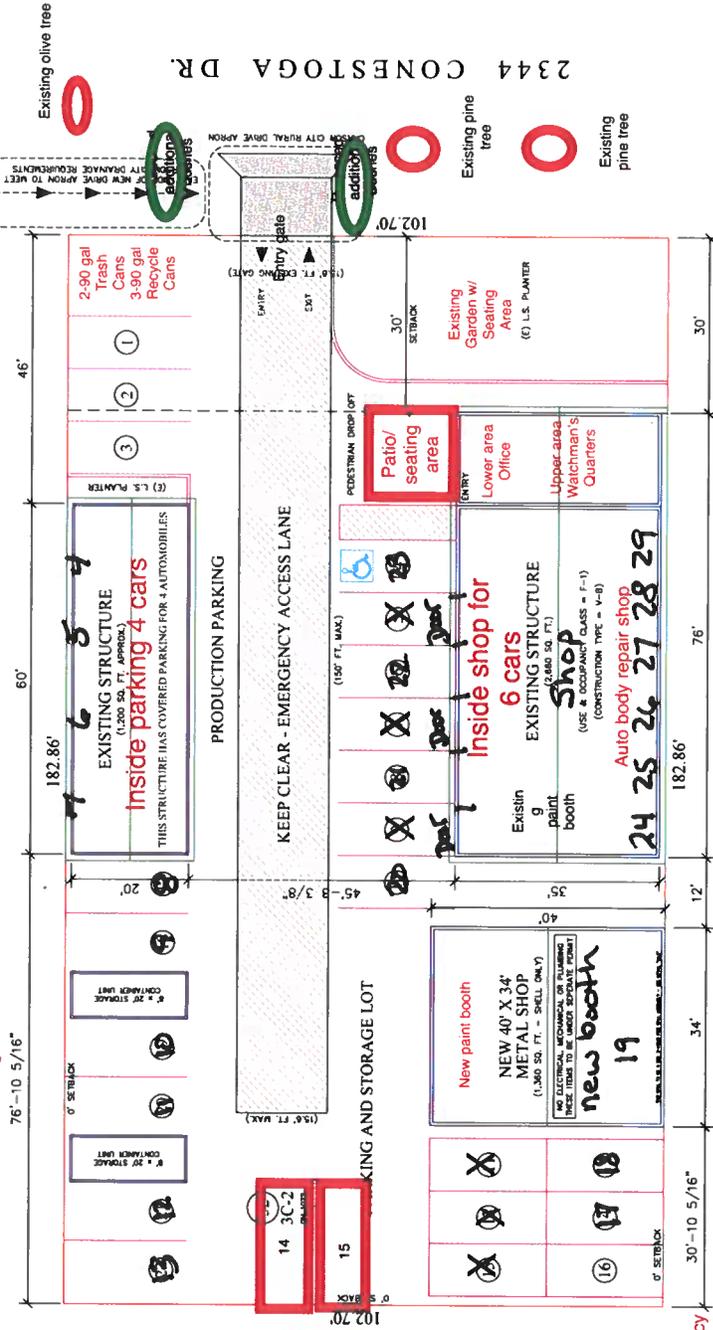
I generate very little trash. I recycle all metal, plastic and cardboard. I also have a hazardous waste contract and four 55-gallon drums from Safety-Kleen. I have a Waste Management contract and they pick up a 90-gallon trash can per week and three recycling cans which is more than enough. I do not need a larger trash container or dumpster.

I did not realize that I needed a SUP to replace my existing paint spray booth, so I have already purchased the new booth. It will be better for the environment and be more energy efficient. I hope you will grant me this SUP.

Sincerely
Susan Maroc



Shipping container to be painted building color



Fence privacy screen to be completed on back and west side of fence

*** SPRAY BOOTH TO BE DEFERRED SUBMITTAL ***

Owner Information

Susan Maroc
2344 Conestoga Drive
Carson City, NV 89706
APN # 008-816-52
Phone: (775) 882-0777
email: nvautobodycarsoncity@gmail.com

Contractor Information:

Evans Homes, Inc.
P.O. Box 670
Minden, NV 89423
Phone: (775) 691-8687
Nv. Lic. No.: 0045931A
email: evanshomes1@gmail.com

Site Information

2344 Conestoga Drive
A.P.N. 008-816-52
Carson City, NV 89706
Zoning: L1
Flood Zone: AH
Setbacks:
Front - 30'
Rear - 0'
Side - 0'



General Contractor Endorsement
Evans Homes, Inc.
P.O. Box 670
Minden, NV 89423
(775) 691-8687
Nevada Lic. No.: 0045931A
Classification: 225 Residential & Small Comm.
Limit: 5% of total
Exp. Date: 08/11/2024
David W. Evans Pres. 08/08/2022 Date.
Signature: _____

GENERAL NOTES:

- Contractor to verify location of all Utilities and Municipalities location prior to any construction.
- All finish grading and drainage to be in accordance with I.B.C. 2018 and recognized building standards.
- No known water course, ponds, lagoons, irrigation ditches or the like within 500' of subject property.

SITE PLAN - 2344 Conestoga Dr
NV Autobody Shop

Evans Homes, Inc. - General Building Contractors
P.O. Box 670
Minden, NV 89423
Nevada Lic. 0045931A
Phone: (775) 691-8687
email: evanshomes1@gmail.com

DATE BY: D. Evans
CHECKED BY:
PLOT DATE: 08/08/2022
SCALE: 1" = 10'
JOB NO.: 220801
SHEET NUMBER: S1.0

Please provide a written summary that addresses the following:

Between business license records, the application materials, and our conversations, it appears that there are several uses at the property that are not shown on the site plan and not currently discussed in your application. Please provide information as to which of the following uses exist and how the uses fit into the overall operation of the site.

Answer:

I am giving up my NV Dealer License and U-Haul rentals as we discussed.

Please provide an update as to the items/vehicles that are scheduled to be removed from the site and the timeline for completion of their removal.

Answer:

With the terrible cold and snow and also the Holidays we had an excess of metal and other vehicle parts when the Associate Planner looked at my property from the outside. I admit that I did not get rid of these items like I usually do but have now taken them to the recycler and this included some vehicles that we used to get parts from. The U-Haul vans that were going to auction have finally been transported, again weather delays.

A fire lane has been depicted on your site plan. Please confirm that you will leave this area free from obstructions at all times to allow for fire and emergency access.

Answer:

Yes, I commit to leaving the fire lane unobstructed.

The shipping containers have been onsite long term. If the desire is to keep them on the site, they must be brought into compliance with CCDS 1.10 and must be requested and approved by the Community Development Director. Among the requirements outlined in CCDS 1.10, the containers may be used to store a specific type of material and must be painted to match the buildings onsite or painted an earth tone color. The shipping containers are not allowed to take up portions of the site needed for parking, landscaping, circulation, fire lanes, or access. All outside storage and shipping containers must be located behind a site obscuring fence or wall. The areas that currently do not have slats will need to have screening slats installed to screen these areas as viewed from adjacent properties and public right of way.

Answer:

I do have screening on the East side of my rear fence where the shipping containers are located, I will install the privacy screen on the rear and East side of the rear fence. I will request an approval from the Community Development Director for the 2 shipping containers.

A trash enclosure that meets code may be required to be installed on the site as all commercial and industrial properties require one. Please describe how your current trash service is provided so staff can determine if a trash enclosure will be required.

Answer:

I produce very little trash. I recycle everything I can and have Safety-Kleen remove any hazardous waste. I barely fill the 90-gallon trash can from Waste Management. I do not need a dumpster.

Site Plan Updates:

Please identify available parking areas that are for employee and customer use.

Answer:

We generally do not have customers stop by, we are by appointment and usually book a few weeks or months out. The occasional customer has parking spaces in the front near the office. My 2 employees park to the left of the entry in the off street area.

The plan may not depict any parking areas located in front of any of the bay doors. Tandem parking is also not allowed for parking stalls.

Answer:

I have updated the plan and removed the tandem parking and the parking in front of any doors

Please show where the existing fences and gates are. Parking stalls may not be obstructed by fencing or any other structure.

Please show the location of the interior fence and gate that separates the back area from the front part of the site.

Answer:

The only fence I have is around the perimeter of the property. There is not a fence separating the front and rear lots. This must have been removed years ago like the communication building that still shows on City records.

Please identify where vehicles offered for sales/rental vs. vehicles or other materials associated with the use will be kept.

Answer:

As I told the Associate Planner, I have never sold a new or used vehicle. I got my NV Dealer license because I thought I might sell used cars but never did. Also, the DMVNV required a dealer license to rent U-Hauls. I am going to contact the DMV and cancel the dealer license. Vehicles that are being repaired will cycle in and out of the shop depending on what stage of repair. When we are working on them they are in the main building. When we are waiting on parts or approvals from the insurance companies they are in the rear lot.

Outside storage areas should be depicted and dimensions with square footage provided. Outside storage is anything that is kept outside and will remain for more than 24 hours. If outside storage area is more than 25% of the site, a request to add a special use permit for this element of your project will need to be added.

Answer:

My storage is in the 2 shipping containers and they are depicted on the plan. The other items the Associate Planner is referring to is the metal and other old car parts that I have already taken to the recycler. Again the weather has made it very difficult this year and I will keep up with it in the future.

Please identify each building, and what the use of the building is. Please identify existing paint booth to be removed and show where the new paint booth will be located.

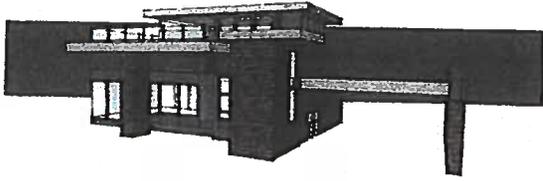
Answer:

This is on the plan I submitted and the new paint booth is going in the new building.

Please identify the metal storage containers and the setbacks from property line and other structures on the site.

Answer:

This is on the plan.



Evans Homes
"Creativity, Quality & Integrity"

P.O. Box 670
Minden, NV. 89423
NV. Lic. 0045931A

All answers to the Permit Correction Report are shown in red below.

Building (Permit Review) v.1 Requires Re-Submit Don Ensminger email: desnminger@carson.org

Correction: BUILDING - Don Ensminger (8/23/22) - Not Resolved

Comments: Provide a Code Analysis. Ensure it addresses Occupancy Type of (NO Building and Occupancy Type of Existing Building 12' away. Also include Const Type, Allowed Sq. Ft, etc

A: Cover Page has been provided that includes code analysis along with occupancy groups, occupancy loads, building type, etc. Neighboring building has the building type on the site plan page defined. Neighboring building is Occup. Grp. F-1 w/ V-B bldg. type.

Correction: BUILDING - Don Ensminger (8/23/22) - Not Resolved

Comments: Unable to locate Base Plate Thicknesses in Metal Bldg Plans

A: New plans from building manufacture to be provided upon re-submittal indicating base plate thicknesses.

Correction: BUILDING - Don Ensminger (8/23/22) - Not Resolved

Comments: If Building is Heated/Cooled slab edge insulation is required. (R-10- Top of Slab 24" below grade or top of footing. Provide Detail if applicable

A: Building is to be neither heated or cooled.

Correction: BUILDING - Don Ensminger (8/23/22) - Not Resolved

Comments: Revise Title of Metal Building Plans from (Auto Paint Booth) to (Shell Only) Also revise Title of Foundation Calcs

A: Building manufacture has revised plans and calculations to reflect " Shell Only" and will be provided upon resubmittal.

Correction: BUILDING - Don Ensminger (8/23/22) - Not Resolved

Comments: Specify on Plan: Elec, Plumb and Mech to be under separate permits or include in Resubmittal

A: Building manufacture to place notes on appropriate pages of plans indicating Elec, Mech, and Plumb to be under separate permits or include in Resubmittal

Engineering (Permit Review) v.1 Requires Re-submit Christopher Gonzales email: cGonzales@carson.org

Correction: ENGINEERING - Christopher Gonzales (8/29/22) - Resolved

Comments: For any questions or concerns call Christopher Gonzales at 775-283-7053 or email cgonzales@carson.org

Correction: ENGINEERING - Christopher Gonzales (8/29/22) - Resolved

Comments: Additional corrections may come upon resubmittal

Correction: ENGINEERING - Christopher Gonzales (8/29/22) - Not Resolved

Comments: Please confirm that there is an existing backflow preventer on the Domestic Water Service line. If there is, please provide the most recent passing test results to Development Engineering and upload to TrackMyBackFlow.com. If none exists, it will be required to be added with this project.

A: Property Owner agrees to install a new backflow prevention device and have it certified and uploaded to TrackMyBackFlow.com

Fire (Permit Review) v.1 Requires Re-submit Casey Drews Ph: 283-7160 email: cadrews@carson.org

Correction: FIRE - Casey Drews (8/25/22) - Resolved

Comments: Contact Information: Casey Drews cadrews@carson.org 775-283-7160

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: Provide a code analysis to include the 2018 International Fire Code (IFC) and the 2018 Northern Nevada Amendments. IFC 105.4.2

A: Cover Page has been provided that includes code analysis along with occupancy groups, occupancy loads, building type and IFC 2018 Northern Nevada Amendments. IFC 105.4.2

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: The most remote portion of the building is farther than 150 feet from Conestoga Drive. Please provide and show on the plans the driveway access. The driveway must be at least 12 feet wide and have an all-weather driving surface. IFC 503.2

A: Fire Inspector Casey Drews provided a Site Visit and Field Verified items that are now shown on the "Site Plan" and we believe to now have been corrected. Owner will commit to a "Keep Clear - Fire Lane" stipulation per Fire Inspector Casey Drews.

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: The driveway access exceeds 150 feet. Please provide and show on the plans a turnaround that meets the requirements of IFC Appendix D103.1. IFC 503.2.5

A: Fire Inspector Casey Drews provided a Site Visit and Field Verified items that are now shown on the "Site Plan" and we believe to now have been corrected. Owner will commit to a "Keep Clear - Fire Lane" stipulation per Fire Inspector Casey Drews.

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: Please provide and show on the plans the location(s) of all fire extinguishers. Fire extinguishers must have a minimum rating of 2A:10BC, and the travel distance must not exceed 75 feet. IFC 906.3

A: An addendum floor plan page has been provided and illustrates the location of fire extinguishers per IFC 906.3

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: Provide a response letter with resubmittal

A: Attached you will find our response to Permit Corrections Report

Correction: FIRE - Casey Drews (8/25/22) - Not Resolved

Comments: Due to submittal being incomplete, additional deficiencies may be found on resubmittal

A: It is understood that additional deficiencies may be found upon resubmittal.

Planning (Permit Review) v.1 Requires Re-Submit Lena Reseck email: lreseck@carson.org

Correction: PLANNING - NAME - Lena Reseck (8/18/22) - Resolved

Comments: LENA RESECK/LRESECK@CARSON.ORG

Correction: PLANNING - Lena Reseck (8/18/22) - Not Resolved

Comments: THIS PROPERTY IS LOCATED IN LIMITED INDUSTRIAL ZONING. AUTO BODY REPAIR REQUIRES THE APPROVAL OF A SPECIAL USPERMIT. A NONCONFORMING USE OF LAND SHALL NOT BE EXTENDED OR EXPANDED EXCEPT BY THE APPROVAL OF A SPECIAL USE PERM

A: Attached for resubmittal is the County Recorded document allowing " Special Use Permits" issued to this property considered by the County/ City to be considered "Grandfathered In ". Please contact us with any further questions.

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

DEC 14 2022

SPECIAL USE PERMIT CARSON CITY PLANNING DIVISION

FILE #

APPLICANT PHONE #
NV Autobody (508) 380-7788

MAILING ADDRESS, CITY, STATE, ZIP
2344 Conestoga Dr. Carson City, NV 89706

EMAIL ADDRESS
nvautobodycarsoncity@gmail.com

PROPERTY OWNER PHONE #
Sue Maroc (508) 380-7788

MAILING ADDRESS, CITY, STATE, ZIP
2344 Conestoga Dr. Carson City, NV 89706

EMAIL ADDRESS
nvautobodycarsoncity@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
~~EVANS HOME~~ (775) 891-8687

MAILING ADDRESS, CITY STATE, ZIP
~~1101 Boyd Blvd Carson, NV 89423~~

EMAIL ADDRESS
~~evanshomes1@gmail.com~~

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

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

Application Received and Reviewed By:

Application Received and Reviewed By:

Submittal Deadline: Planning Commission applicatic submittal schedule.

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

Project's Assessor Parcel Number(s):

008-816-52

Street Address

2344 Conestoga Drive - Carson City, NV 89706

Project's Master Plan Designation

Light Industrial

Project's Current Zoning

L-1

Nearest Major Cross Street(s)

Metric Way

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more det

Requesting a "Special Use Permit" for an Autobody Shop and Replacement Paint Booth & Shell Bldg

PROPERTY OWNER'S AFFIDAVIT *outside storage of vehicles*

I, Sue Maroc, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

[Signature]
Signature

2344 Conestoga Dr. - Carson City, NV
Address

12/14/2022
10/12/2022
Date

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

STATE OF NEVADA)
COUNTY)

On December 14, 2022, Sue Maroc, 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.

Lena E Reseck
Notary Public



LENA E RESECK
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 22-0893-05
MY APPT. EXPIRES MARCH 28, 2026

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 Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission 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.



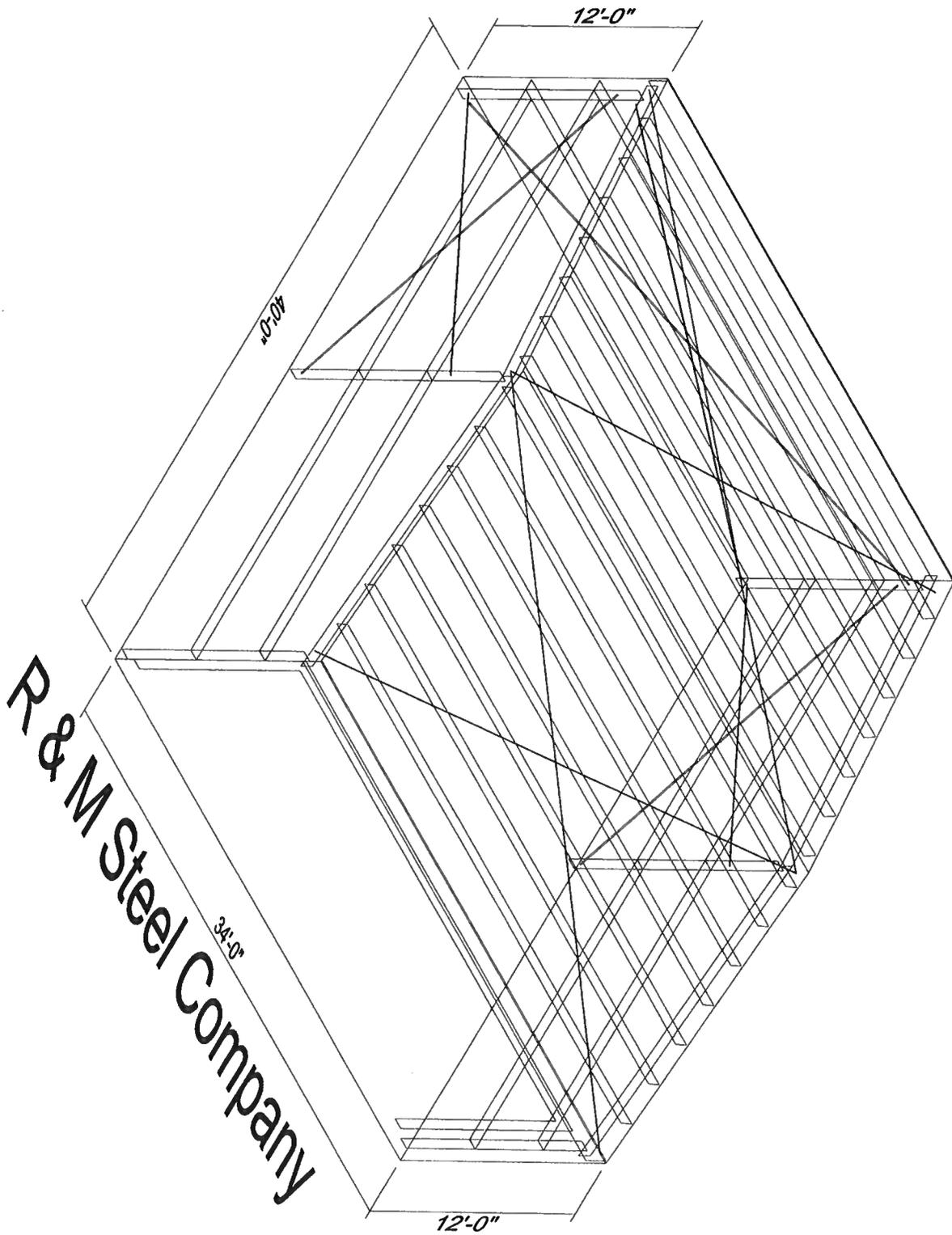
Applicant's Signature

Susan R Maroe

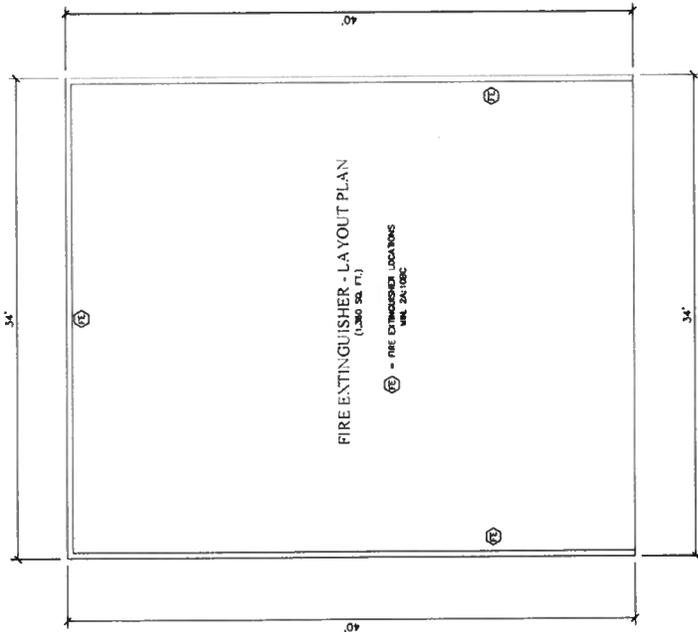
Print Name

12/14/22

Date



New building will match in color to existing building.



GENERAL NOTES:

- Contractor to verify location of all utilities and Municipalities location prior to any construction.
- All finish grading and drainage to be in accordance with N.C. 2016 and recognized building standards.
- No known water courses, ponds, lagoons, irrigation ditches or the like within 500' of subject property.

*** SPRAY BOOTH TO BE DEFERRED SUBMITTAL ***

Owner Information

Susan Maroc
 2344 Conestoga Drive
 Carson City, NV 89706
 APN # 008-816-52
 Phone: (775) 882-0777
 email: nvautoobodycarsoncity@gmail.com

Contractor Information:

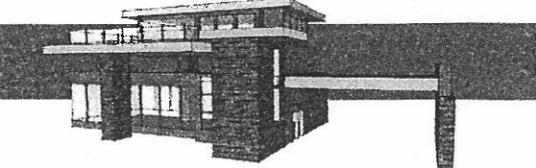
Evans Homes, Inc.
 P.O. Box 670
 Minden, NV 89423
 email: evanshomes1@gmail.com
 Phone: (775) 691-8687
 Nv. Lic. No.: 0045937A

Site Information

2344 Conestoga Drive
 A.P.N. 008-816-52
 Carson City, NV 89706
 Zoning: L1
 Flood Zone: AH
 Setbacks:
 Front - 30'
 Rear - 0'
 Side - 0'

General Contractor Endorsement

Evans Homes, Inc.
 770 Lowery Ave
 Minden, NV 89423
 (775) 691-8687
 Nevada Lic. No. 0045937A
 Classification: B2 Residential & Small Comm
 Exp. Date: 5/31/2024
 Donald H. Evans Pres. 09/08/2022
 Signature Date



Evans Homes
"Creativity, Quality & Integrity"

P.O. Box 670
Minden, NV. 89423
NV. Lic. 0045931A

October 14, 2022

To: Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: NV Autobody – Sue Maroc
2344 Conestoga Dr.
Carson City, NV 89706

To Whom it may concern,

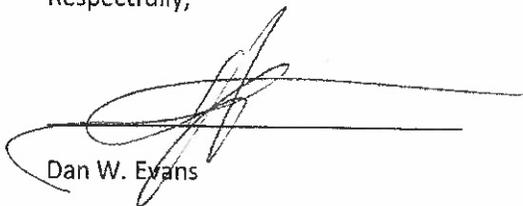
We respectfully submit these Special Use Permit "FINDINGS" in relation to the above noted project.

- 1) Will be consistent with the objectives of the Master Plan elements.
 - Based on initial findings the proposed Paint Booth & Shell Only Building poses no negative or detrimental impact to Carson City Master Plan, in fact, the new paint booth is far more environmentally friendly.
- 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.
 - Based on initial findings the proposed Paint Booth & Shell Only Building poses no negative or detrimental impact to Carson City Master Plan, in fact, does not impact any neighboring development, neighbors, and is compatible with the integrity of adjacent development. It is reasonable to assume that some functions of the Paint Booths intended use of building may impact noise, vibrations, fumes, odors, dust, glare, or physical activity, however, The "Light Industrial" Zoning Criteria appears to allow for similar businesses daily operations.
- 3) Will have little or no detrimental effect on vehicular or pedestrian traffic.
 - Proposed building will be located at the back of the property, with no sidewalks or curb and gutter, or traffic, therefore having 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.
 - Proposed Paint Booth & Shell Only Building has no water, or sewer, additionally building proposed will be metal with a 2-Hour fire separation at “)” zero setback condition, all but eliminating fire issues. As stated above proposed building would be built in a “Light Industrial” zoned area with no curb and gutter or improvements impacted. Owners have agreed to install a “Back Flow Prevention” device per Carson City Engineering Department.
- 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.
 - Proposed Paint Boot & Shell Only Building meets all criteria set forth in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district. Building is intended to have colors and tones that are consistent with existing buildings & structures on subject property.
- 6) Will not be detrimental to the public health, safety, convenience and welfare.
 - Proposed building has no detrimental impact to the public health, safety, convenience and welfare of the community. Buildings proposed use should blend in with the community’s overall vision & cause no additional adverse impacts.
- 7) Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
 - Proposed Paint Booth & Shell Only Building will not result in material damages or prejudice to other property in the vicinity, as a result of proposed mitigation measures. Proposed Paint Booth & Shell Only Building will not adversely affect the value of neighboring “Light Industrial” properties and reduce visible clutter on subject property by being stored inside.

Please accept these “Findings” and upon your review feel free to contact us as needed. We thank you in advance for your time and consideration of this proposed project.

Respectfully,



Dan W. Evans