

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 26, 2023

FILE NO: LU-2023-0110

AGENDA ITEM: 6.A

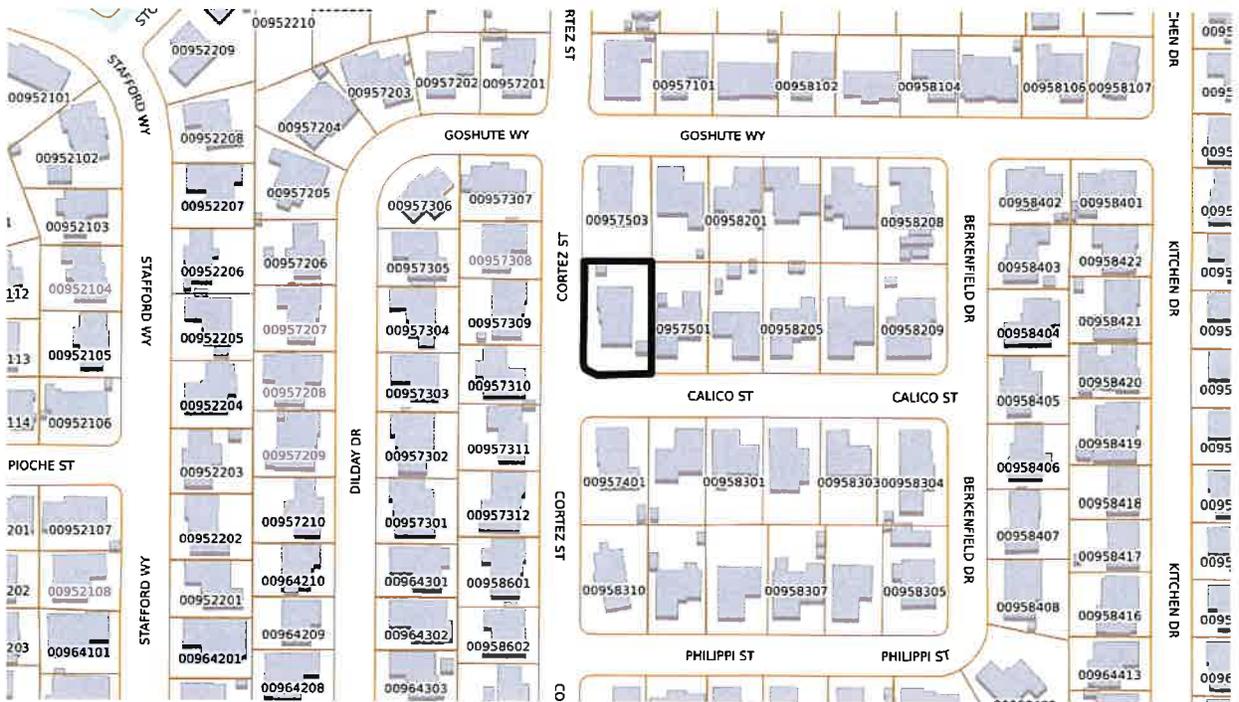
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Daniel and Sheri Gaunt ("Applicant") for a special use permit ("SUP") to allow for the construction of a 694 square foot attached guest building on property zoned Single-Family-6,000 ("SF6") located at 3243 Cortez Street, Assessor's Parcel Number ("APN") 009-575-02. (Heather Ferris, hferris@carson.org).

Staff Summary: The Applicant is proposing to construct a 694 square foot attached guest building. A guest building is a conditional use in the SF6 zoning district; therefore, an SUP is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: "I move to approve the LU-2023-0110 based on the findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Carson City Community Development Department, Planning Division ("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 building size shall not exceed 694 square feet.
7. The exterior of the guest building colors shall match the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
8. The plans submitted with the building permit application shall demonstrate that only one entry door is visible from Cortez Street.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.080 (Special Use Permits), 18.04.075 (Single-family 6,000), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Guest Building), Carson City Development Standards ("CCDS") Division 1.4 (Guest Building Development)

MASTER PLAN DESIGNATION: Medium-Density Residential ("MDR")

PRESENT ZONING: Single-Family 6,000

KEY ISSUES: Will the proposed guest building have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 6,000 / single-family residence
EAST: Single-family 6,000 / single-family residence
SOUTH: Single-family 6,000 / single-family residence
WEST: Single-family 6,000 / single-family residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: Moderate zone II, beyond 500 feet
3. SLOPE/DRAINAGE: Generally flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.26 acres
2. PROPOSED STRUCTURE SIZE: 694 square feet

3. PARKING: Parking for guest building is required at 1 parking space per bedroom
4. SETBACKS:
Required per CCMC 18.04.190
Front: 20 feet; Side: 5 feet; Street Side: 10 feet; Rear: 10 feet
5. VARIANCES REQUESTED: None

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct an attached guest building, 694 square feet in size. A guest building is a conditional use in the SF6 zoning district; therefore, a special use permit is required. Additionally, the guest building must be consistent with CCDS Division 1.4.

According to the Assessor's records, the existing single-family residence is approximately 1,750 square feet in size (excluding the garage). As proposed the guest building will meet the requirements of Division 1.4 of the Development Standards. The guest building will be 694 square feet and therefore, no larger than 50% of the assessed floor area of the main residence; the setbacks and height limitations of the SF6 zoning district will be met; a minimum of 1 parking space is provided on-site for the guest building; and the guest building will be consistent and compatible with the design and materials of the main residence as it is designed as an addition to the existing residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 51 property owners within 300 feet of the subject site on April 13, 2023. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 26, 2023, 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 Division ("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:

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 project has a negligible impact on vehicular and pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has a negligible impact on City sewer, water, and storm drain infrastructure.

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 meets engineering standards for health and safety.
Earthquake faults: There are no known fault lines within 500 feet of the project.
FEMA flood zones: Unshaded X zone so no special flood requirements.
Site slope: The site is level.

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.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permit) 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 Medium-Density Residential master plan designation is neighborhoods which contain a mix of housing types. A guest building is ancillary to the primary single-family residence and may provide complete, independent living facilities for family members of the primary residence and other non-paying guests. The use is consistent with the master plan.

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

The proposed attached guest building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the guest building will be consistent with the required setbacks of the SF6 zoning district and as conditioned will meet the requirements for a guest building as outlined in CCDS Division 1.4.

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

A guest building is ancillary to the primary residence. The construction of a guest 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 guest building is ancillary to the primary residence. The construction of a guest building will have a negligible impact on existing public water or sewer services. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the drainage ways that serve the area. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (International Fire Code 2018) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Amendments as adopted by Carson City.

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.

Staff has reviewed the application for compliance with the code and has included recommended

conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned SF6. The intent of this zoning is to provide for the development of single-family detached dwellings in a suburban setting. Guest buildings are ancillary to the primary residence.

Guest buildings are subject to specific criteria outlined in CCDS , Division 1.4 – Guest Buildings. The development standards and how the project meets them are addressed below:

1.4.1 A site plan shall be submitted indicating the following:

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

The applicant has submitted a site plan, consistent with these requirements.

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

At the time of building permit, staff will require the signed deed restriction to be submitted for recording.

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

This is not applicable as the guest building is not existing.

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

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

The property is zoned SF6 and has an existing 1,750 square foot primary residence on-site. The proposed guest house is 694 square feet of gross floor area. This will not exceed 50 % of the square footage of the main residence, nor does it exceed the maximum allowable 700 square feet.

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

As proposed, the attached guest building will meet the required setbacks of the SF6 zoning district.

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

The proposed attached guest building will be consistent in height with the existing single-story, single-family residence, approximately 13 feet 7 inches tall. The maximum height in the SF6 zoning district

is 26 feet.

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

A single parking space is being provided for the guest building near the north-west corner of the property, outside of the front yard setback area. Parking for the existing residence will continue to be provided in the garage.

1.4.8 Site Design.

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

The guest building will be attached to and consistent with the primary residence. Staff has recommended a condition of approval requiring the exterior building colors to match the existing residence and to provide the colors with the building permit application, for review and approval by the Planning Division. Staff is recommending a condition of approval requiring only one entry door to be visible from the street.

1.4.9 Modifications to These Provisions.

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

The applicant is not requesting any modifications to the provisions.

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

At the time of building permit, staff will require the signed deed restriction to be submitted for recording consistent with Section 1.4.2 as outlined above.

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

The proposed guest building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the guest building will be consistent with the required setbacks of the SF6 zoning district and meets the requirements for a guest building as outlined in CCDS Division 1.4. Prior to construction beginning, the applicant will be required to obtain a building permit for the guest building 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.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned SF6. The intent of this zoning is to provide

for the development of single-family detached dwellings in a suburban setting. Guest buildings are ancillary to the primary residence. The proposed guest building will be placed in compliance with all required setbacks and height limitations of the SF6 zoning district. Other properties in the area, in the same zoning district, are able to request a special use permit for the construction of a guest building, subject to the standards outlined in CCDS Division 1.4. This guest building has been designed and conditioned to meet the requirements of Division 1.4 and will not result in material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2023-0110)

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee

*Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submission Deadline: Planning Commission application submittal schedule.

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

FILE

APPLICANT PHONE #
Daniel and Sheri Gaunt (775) 224-0971

MAILING ADDRESS, CITY, STATE, ZIP
3243 Cortez St., Carson City, NV 89701

EMAIL ADDRESS
docholiday5455@gmail.com

PROPERTY OWNER PHONE #
Daniel and Sheri Gaunt (775) 224-0971

MAILING ADDRESS, CITY, STATE, ZIP
3243 Cortez St., Carson City, NV 89701

EMAIL ADDRESS
docholiday5455@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Resource Concepts, Inc., Keith Shaffer, 775-883-1600

MAILING ADDRESS, CITY STATE, ZIP
340 N. Minnesota St., Carson City, NV 89703

EMAIL ADDRESS
Keith@rci-nv.com

Project's Assessor Parcel Number(s): 009-575-02
Street Address: 3243 Cortez St., Carson City, NV 89701

Project's Master Plan Designation: Medium Density Residential
Project's Current Zoning: SF6
Nearest Major Cross Street(s): Saliman Rd. and Sonoma St.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Addition of 694 SF living space to existing 1,765 SF single-story single-family home. Addition will include living area, kitchen, and one bedroom suite.

PROPERTY OWNER'S AFFIDAVIT

I, DANIEL GAUNT, 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.

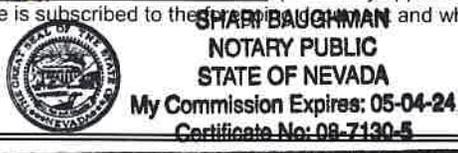
Signature: [Signature] Address: 3243 Cortez St Carson City NV 89701 Date: 3/15/23

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

STATE OF NEVADA)
COUNTY)

On March 15, 2023, Daniel Gaunt 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: [Signature]



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

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

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

ACKNOWLEDGMENT OF APPLICANT

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



Applicant's Signature

DANIEL GAUNT

Print Name

3/15/23

Date

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

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)?



Resource Concepts Inc

Engineering • Surveying • Water Rights
Resource & Environmental Services

www.rci-nv.com

CARSON CITY OFFICE
340 N. Minnesota St.
Carson City, NV 89703-4152
Ph: (775) 883-1600
Fax: (775) 883-1656

Memorandum

DATE: March 15, 2023
TO: Carson City Planning Division
FROM: Keith Shaffer, P.E.
RCI PROJECT: Gaunt Residence Addition
SUBJECT: Special Use Permit Findings and Project Description – 3243 Cortez St.

We are pleased to submit this Special Use Permit application for the above referenced project located at 3243 Cortez St., Carson City, NV. This application consists of the Application form, Applicant Acknowledgement, Master Plan Policy Checklist, Project Description, Special Use Permit Findings, Site Plan and Building Elevations, and proof of taxes paid to date. No Project Impact Reports are necessary for this project.

PROJECT DESCRIPTION

The purpose of this Special Use Permit (SUP) is to allow the construction of an attached accessory dwelling addition to the existing single-family residence on the subject Single Family SF6-zoned property. The existing primary residence, together with the attached garage is 2,227 S.F. The proposed addition is a total of 694 S.F., just over 13.5 ft high (matching the existing roof line), and includes a living space, kitchen, and bedroom suite as shown on the associated Plans. The total area of the existing residence with attached accessory dwelling (and garage) will be 2,921 S.F.

This proposed project has no adverse impact to the adjoining properties and the neighborhood, as the addition remains within the property setbacks and will be consistent in construction and architecture to match or blend with the primary residence, which is similar to other homes in the neighborhood. See Application Findings with this submittal.

* Note the proposed square footage is 694 S.F., which differs slightly from the attached plans previously submitted to the Building Department. The plans will be revised to reflect the 694 S.F. area.

CCMC 18.02.080(5) FINDINGS

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

The 694 S.F. attached dwelling at the subject address is consistent with the objectives of the Carson City Master Plan, as it relates to the Master Plan element of Livable Neighborhoods and Activity Centers. This project provides livable neighborhoods, neighborhood designs with appropriate garage orientations.

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.

- A. The project location is zoned as Single Family 6,000 S.F. (SF6), in which attached accessory dwelling units are allowed with a Special Use Permit. All properties surrounding the subject parcel are also zoned SF6.
- B. This application is for an attached accessory dwelling that is sized appropriately for the size of the lot and the primary residence. The proposed attached accessory dwelling unit is of a height and construction that will be consistent with the primary residence and consistent with others in the neighborhood.
- C. This project will not be detrimental to the use and peaceful enjoyment of the surrounding properties since it will blend with the existing residence, will not impede the view of neighbors, and is of a height and location to not have an adverse impact on the neighborhood.
- D. Any outdoor lighting associated with this project will be building mounted area light at the doorway and will be limited to that normally allowed for residential use, or will be 100% cutoff, so as not to be a detriment to neighbors.
- E. The current lot is already landscaped along the perimeter. No other landscaping is proposed with this project.
- F. Long-term benefits for the attached accessory structure include the creation of an additional housing unit within an existing neighborhood with no additional public infrastructure.

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

This project will have no adverse impact on vehicular or pedestrian traffic, outside of construction phase traffic. This project is an accessory to an existing single-family residence.

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

- A. There is no impact on the school district, as the accessory dwelling is being constructed for a family member without school-age children.
- B. This project will not impact the police protection and will be accessible to fire protection in accordance with the City fire code.
- C. This project will not require any improvements to the water system. The existing residence is on City water and the addition will include a small kitchen and restroom. The attached dwelling unit will include water efficient fixtures as required by building code and will not add any landscape irrigation.
- D. The drainage for this project will be consistent with existing drainage and will not alter the drainage patterns. There will be a minor increase in impervious roof area, however the additional runoff will be negligible, and will be directed to existing curb and gutter within the adjacent rights-of-way.
- E. The existing residence is connected to City sewer and the new dwelling unit and additional fixtures will be plumbed into the existing building sewer lines.
- F. No road improvements are proposed or needed. The existing driveway approach will be utilized as the access to the accessory structure, with an additional paved parking space behind the front setback as shown on the attached site plan.
- G. Information provided in this application comes from various sources including information available to the public as well as from Carson City Community Development and Public Works.

- 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.**

CCMC 18.04.065 - Single-family 6,000 (SF6) and 12,000 (SF 12,000)

The purpose of the SF6 and SF12 districts is to provide for the development of single-family detached dwellings in a suburban setting. The SF6 and SF12 districts are consistent with the policies of the low-density residential category of the master plan.

(Ord. 2001-23 § 2 (part), 2001).

The project location is zoned for Single Family 6,000 (SF6). This project maintains the density and does not change the use of the existing primary residence. The addition of an attached accessory dwelling unit will not change the suburban character of the property or the neighborhood. The addition as proposed allows for separate living space for a family member.

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

This project is not detrimental to public health, safety, convenience, or welfare. This addition will provide a residence for a family member and will fit within the existing property and within the neighborhood as a whole.

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

This project will not result, in any way, in damage or prejudice to other properties in the vicinity. The proposed addition is a height and size that is consistent with primary residence and neighbors. The resulting home with addition will be within the setbacks on the property. Further, it will not impact the view or enjoyment of the surrounding properties.



Property Information

Property ID 00957502
Location 3243 CORTEZ ST
Owner GAUNT, DANIEL D & SHERI A
Acres 0.26



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

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

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



A1.1

GAUNT RESIDENCE
 ADDITION
 3243 CORTAZ ST. CARSON CITY, NEVADA 89701
EXISTING / DEMO FLOOR PLAN

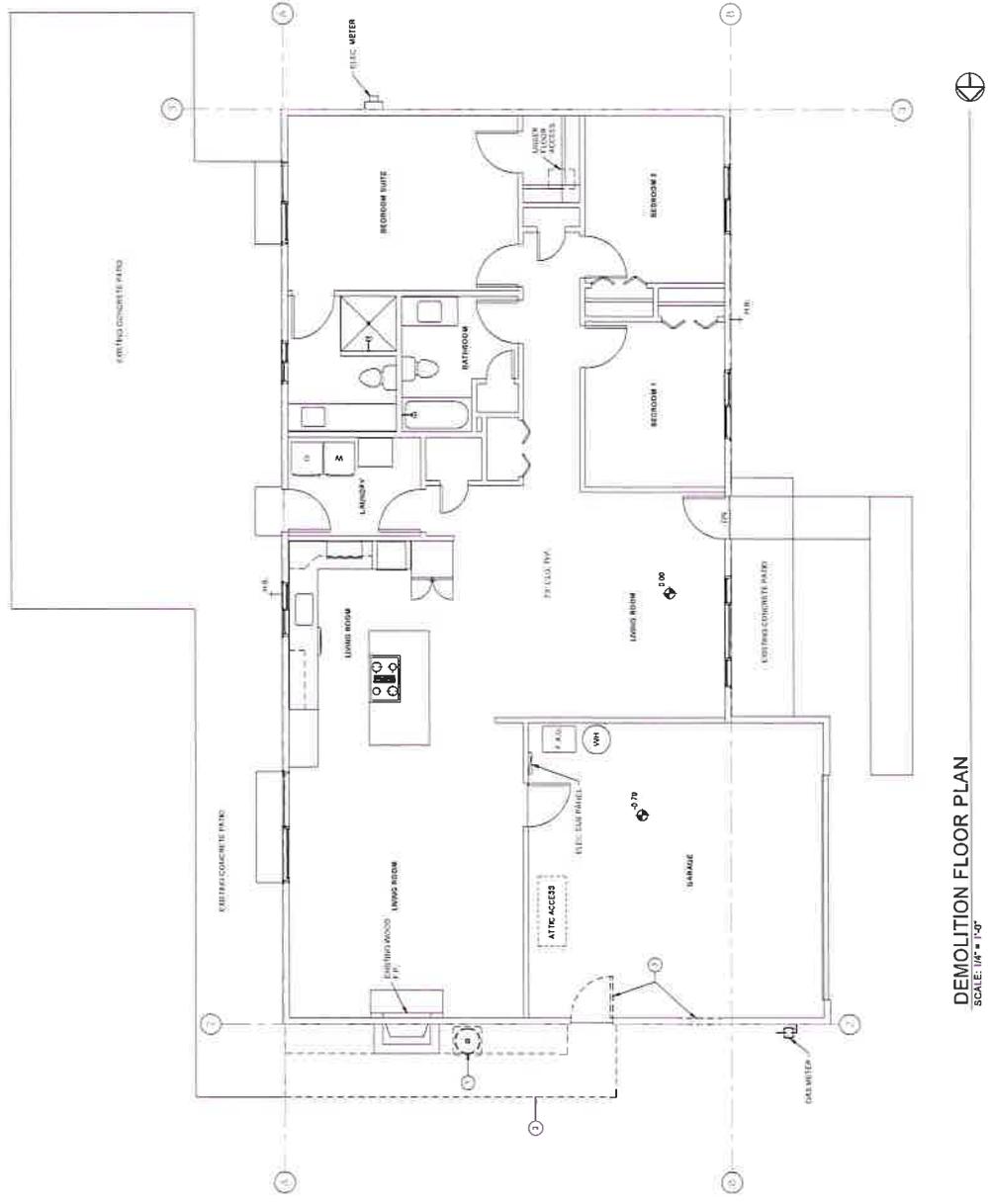
REVISION	DATE

Resource Concepts Inc.
RCI
 Engineering • Surveying • Environmental Services
 WWW.RCI-NV.COM
 Carson City
 340 N. Hercules St.
 276 Ogdenway Drive, Ste. 200
 Sparks, NV 89415
 775-850-1800
 Lake Tahoe
 775-850-1800

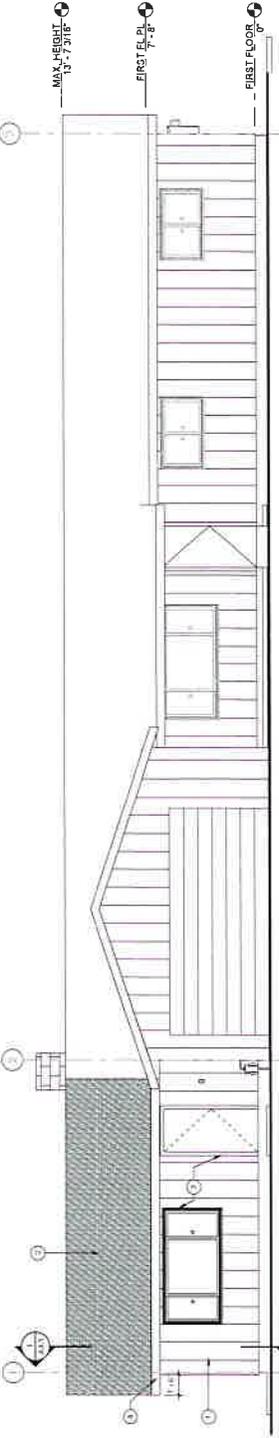
- DEMOLITION KEYNOTES**
- 1 AC CONDENSER TO BE RELOCATED
 - 2 REMOVE AND RELOCATE IE DOOR
 - 3 REMOVE IE CONIC WALK

- WALL LEGEND**
- NEW 2X WALLS
 - EXISTING 2X WALLS
 - EXISTING TO REMAIN
 - WALLS TO BE REMOVED

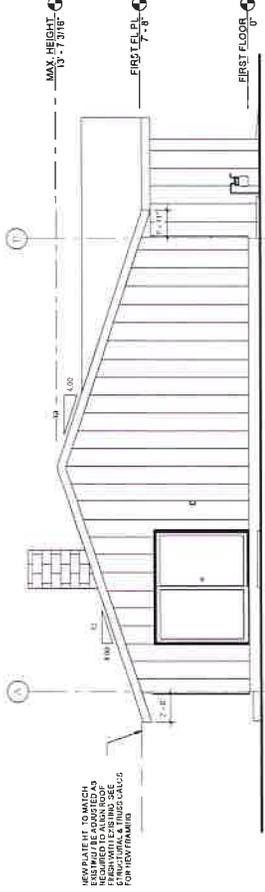
NOTE: DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE. DIMENSIONS TO CENTERLINE OF COLUMN AND JOIST.



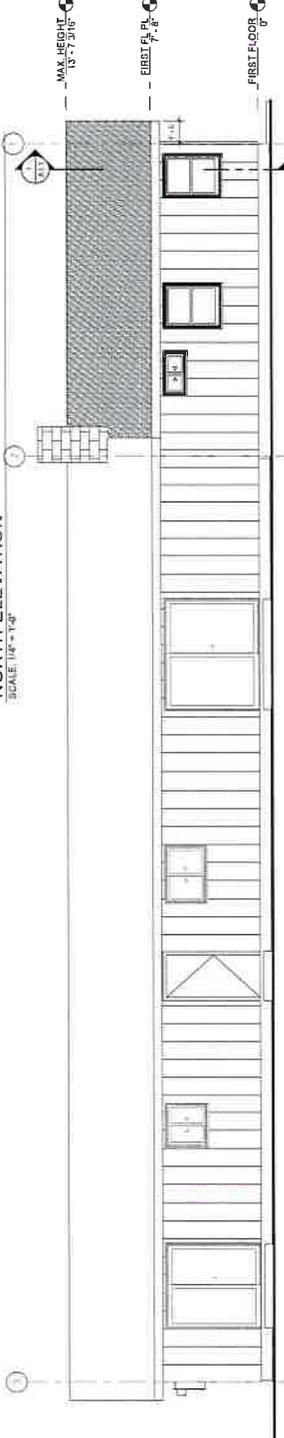
DEMOLITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"



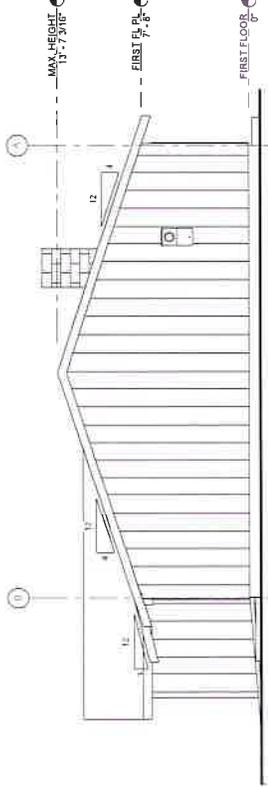
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES**
- 1 NEW SKYLINE TO MATCH SET 10-11
 - 2 ROOF ADJUSTED TO MATCH EXISTING ROOF PITCH
 - 3 NEW TRIM TO MATCH EX. TRIM
 - 4 NEW FASCIA TO MATCH EX. FASCIA

Resource Concepts Inc.
Carson City
278 Kennedy Drive, Ste 200
Carson City, NV 89401-1522
775-883-1800
www.rcnrv.com
Lake Tahoe
278 Kennedy Drive, Ste 200
Carson City, NV 89401-1522
775-883-1800



REVISION	DATE

GAUNT RESIDENCE
ADDITION
3243 CORTEZ ST. CARSON CITY, NEVADA 89401



DATE: 01-18-23
JOB NO.: 23-107
DESIGNED BY: RML
DRAWN BY: RML
CHECKED BY: RML
SCALE: AS SHOWN

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	86,000	102,805	0	188,805
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	86,000	102,805	0	188,805

Assessed Value	Land	Building	Per. Property	Totals
Residential	30,100	35,982	0	66,082
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	30,100	35,982	0	66,082

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

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	SKY RANCH #10 BLOCK D LOT 21	SKY RANCH SUBDIVISION #10	29	15N	20E	BLK D LT 21

No Personal Exemptions

No Billing Information

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid
(2022 - 2023)	\$1,787.16	\$1,787.16	\$0.00

Installment 1

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
8/15/2022	\$448.26	\$0.00	\$0.00	\$448.26	\$448.26	\$0.00

Installment 2

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
10/3/2022	\$446.30	\$0.00	\$0.00	\$446.30	\$446.30	\$0.00

Installment 3

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
1/2/2023	\$446.30	\$0.00	\$0.00	\$446.30	\$446.30	\$0.00

Installment 4

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
3/6/2023	\$446.30	\$0.00	\$0.00	\$446.30	\$446.30	\$0.00

(2021 - 2022)	\$1,735.17	\$1,735.17	\$0.00
(2020 - 2021)	\$1,683.06	\$1,683.06	\$0.00
(2019 - 2020)	\$1,634.05	\$1,634.05	\$0.00
(2018 - 2019)	\$1,586.47	\$1,586.47	\$0.00

Show 5 More (22)

Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	GAUNT, SHERI A	Name	GAUNT, DANIEL D
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	

CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	GAUNT, DANIEL D & SHERI A
Mailing Address	3243 CORTEZ ST CARSON CITY, NV, 89701
Status	Current
Account	

Structure 1 of 2

Structure 2 of 2

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2020	504557	DEED	3/24/2020	DANIEL & LEHRBAUM, SHERI GAUNT	DANIEL GAUNT SHERI GAUNT	\$0
2017	480287	GRANT BARGAIN SALE DEED	11/9/2017	TYLER & BUTLER, JANET HUTCHINS	DANIEL & LEHRBAUM, SHERI GAUNT	\$325,000
2015	460178	GRANT BARGAIN SALE DEED	12/11/2015	DONALD O & HENSLER, MOORE	TYLER & BUTLER, JANET HUTCHINS	\$245,000

No Genealogy Information

No Taxing Entity Information