

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JUNE 28, 2023

FILE NO: LU-2023-0207

AGENDA ITEM: 3.A

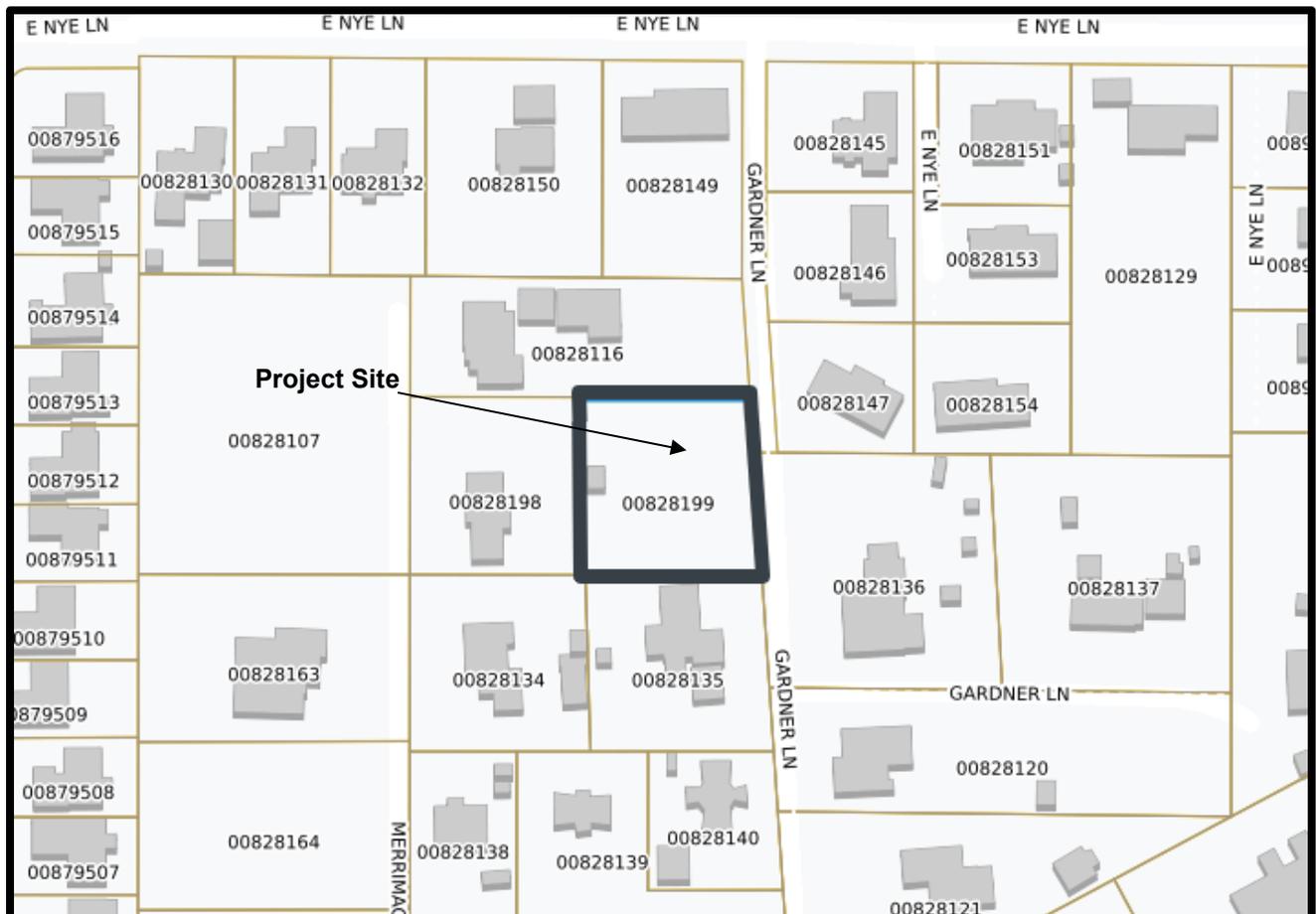
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Cory Moore (“Applicant”) for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 60.72 percent of the size of the primary structure on property zoned Single Family 12,000 (“SF12”) located at 2848 Gardner Lane, Assessor’s Parcel Number (“APN”) 008-281-99. (Lena Reseck, lreseck@carson.org)

Summary: The Applicant is proposing construction of a 720 square foot garage. A garage is a permitted accessory use in the Single Family 12,000 zoning district; however, Carson City Municipal Code (“CCMC”) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent of the square footage of the primary structure.

PROPOSED ACTION: “I approve the administrative permit based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

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

The following shall be submitted with a Building Permit application:

5. The Applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
7. The final inspection for the proposed primary structure must be completed prior to or concurrently with the garage building permit.

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

9. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Administrative Permit. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.080 (Single Family 12,000, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

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

PRESENT ZONING: Single Family 12,000

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 12,000/Single Family Residence
EAST: Single Family 12,000/Single Family Residence
SOUTH: Single Family 12,000/Single Family Residence
WEST: Single Family 12,000/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X Shaded and Zone AH
2. EARTHQUAKE FAULT: II (Moderate Severity) beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.49 acres
2. PROPOSED STRUCTURE SIZE: 720 square feet
3. PROPOSED STRUCTURE HEIGHT: 15.9 feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 20 feet; Side: 10 feet; Street Side: 15 feet; Rear: 20 feet

Proposed

Front: 20 feet; Side: 77 feet on south side and 10+ feet on north side; Rear: 20+ feet

DISCUSSION AND BACKGROUND:

The Applicant is seeking to construct a detached garage. A detached garage is a permitted accessory use in the Single Family 12,000 zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent, of the square footage of the primary structure. The subject property is proposing a single-family residence totaling 1,383.20 square feet. A building permit has been submitted for the primary residence. The square footage of the proposed accessory structure totals 720 square feet. There is an existing 120 square foot shed on the property. The total accessory structure square footage including the proposed accessory structure will be 840 square feet or 60.72 percent of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 42 adjacent property owners within 375 feet of the subject site on June 15, 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 Hearings Examiner prior to or at the meeting on June 28, 2023, depending on the date of submission of the comments to the Planning Division.

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

Development Engineering Division:

The Development Engineering Division of the Carson City Public Works Department (“Development Engineering”) has no preference or objection to the administrative permit request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:

ENGINEERING DISCUSSION:

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 will have little or no detrimental effect on vehicular or pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: No comments

Water: No comment

Storm Drain: Concerns with the drainage shown between the garage and residence. Comments have been previously provided to applicant to address.

Public Lands: No comments.

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

Development Engineering has no comment on this finding.

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

The project will meet engineering standards for health and safety if requirements of the Carson City Municipal Code are met.

FEMA flood zones: Property has Shaded X and SFHA Zone AH. The garage is proposed in SFHA and must follow all applicable requirements outlined in CCMC 12.09.

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 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary use of the Medium-Density Residential master plan designation is single-family residences. A detached garage is considered an accessory use to a residential use and is therefore consistent with the master plan. The project site is a single family lot in a suburban setting. Detached accessory structures are common in such areas.

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

The proposed garage will not be detrimental to the use, peaceful enjoyment, economic value, or

development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on single family lots in suburban areas.

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

A detached garage is a permitted accessory use in the Single Family 12,000 zoning district. The construction of the garage will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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

A detached garage is a permitted accessory use in the Single Family 12,000 zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The application has been reviewed for compliance with the code. The subject parcel is zoned Single Family 12,000. The intent of this zoning is to provide for development of medium-density, residential neighborhoods. A detached garage is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50 percent but less than 75 percent of the size of the primary structure requires approval of an Administrative Permit. The proposed 720 square foot accessory structure along with existing 120 square foot shed is 60.72 percent of the size of the primary residence. The primary residence is 1383.20 square feet. The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Single Family 12,000 zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18. Accessory structures can't be constructed without a primary building in residential districts. Staff is recommending a condition of approval requiring the final inspection of the primary structure be completed concurrently with or prior to the garage

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

A detached garage is a permitted accessory use in the Single Family 12,000 zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the Applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Single Family 12,000. The intent of this zoning is to provide for development of medium-density, residential neighborhoods. Accessory structures, such as garages, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square

footage of detached accessory structures exceeds 50 percent but less than 75 percent of the size of the primary structure an Administrative Permit is required. The proposed 720 square foot accessory structure along with existing 120 square foot shed is 60.72 percent of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 12,000 zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2023-0207)

ADMINISTRATIVE PERMIT (CCMC 18.02.110)

FILE #

CH Development (Tiffany) 775-853-3004
APPLICANT PHONE #

PO Box 7036 Reno NV 89431
MAILING ADDRESS, CITY, STATE, ZIP

Tiffany@forahouse.com
EMAIL ADDRESS

Cory Moore (707) 721-6870
PROPERTY OWNER PHONE #

PO Box 2107 Carson City NV 89700
MAILING ADDRESS, CITY, STATE, ZIP

~~moorecm@gmail.com~~ moorecm@gmail.com
EMAIL ADDRESS

Tiffany Finch - CH Development (775) 853-3004
APPLICANT AGENT/REPRESENTATIVE PHONE #

PO Box 7036 Reno NV 89431
MAILING ADDRESS, CITY, STATE, ZIP

Tiffany@forahouse.com
EMAIL ADDRESS

108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carson.org

FEE: \$750 plus noticing fee
ADDITIONAL REVIEW FEE: \$60/hour over 10 hours

SUBMITTAL PACKET - Submit application electronically at permitcenter.carson.org, email completed packet to planning@carson.org or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Administrative Permit Findings
- Master Plan Policy Checklist

Meeting Date: _____

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

PROJECT'S ASSESSOR PARCEL NUMBER(S): STREET ADDRESS

208-281-99

2848 Gardner Ln Carson City NV 89700

Please provide a description of your proposed project below. Provide additional pages to describe your request in more detail.

Detached garage - 720 sq feet with electrical
Garage height is 15'9" - Matching the house.

PROPERTY OWNER'S AFFIDAVIT

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

Cory Moore Address PO Box 2107 Carson City NV 89700 Date 5-11-2023

ACKNOWLEDGMENT OF APPLICANT

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

[Signature] Applicant's Signature Tiffany Finch Print Name 0123123 Date

REV	DATE	BY

RENO TAHOE GEO ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 P.O. Box 18444
 Reno, Nevada 89511
 TEL (775) 953-8100
 FAX (775) 953-8198

SITE, UTILITY & GRADING PLAN
 2848 GARDNER LANE
 APN: 008-281-99
 CARSON CITY, NEVADA

C1.0
 SHEET



MICINITY MAP
N.T.S.

PROPERTY INFORMATION:
 OWNER: SCOW W. & KATHY P. MOORE
 2848 GARDNER LANE
 CARSON CITY, NV 89721
 P.D. 008-281-99
 APN: 008-281-99
 LOT SIZE: 0.49 ACRES OR 26,812 sq.ft.
 2018 INTERNATIONAL FIRE CODE

IFC NOTES:
 THE APPLICABLE ACCESS ROAD REQUIREMENTS ALL EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING SHALL BE CONSTRUCTED WITH THE ACCESS ROAD PER SECTION 504.01 OF THE 2018 INTERNATIONAL FIRE CODE

DESIGN ENGINEER:
 CHAD E. CARRAS P.E.
 CHAD E. CARRAS ASSOCIATES, INC.
 1000 W. WASHINGTON ST. SUITE 100
 RENO, NEVADA 89511
 (775) 783-8888
 EMAIL: CHAD@CARRASDESIGN.COM

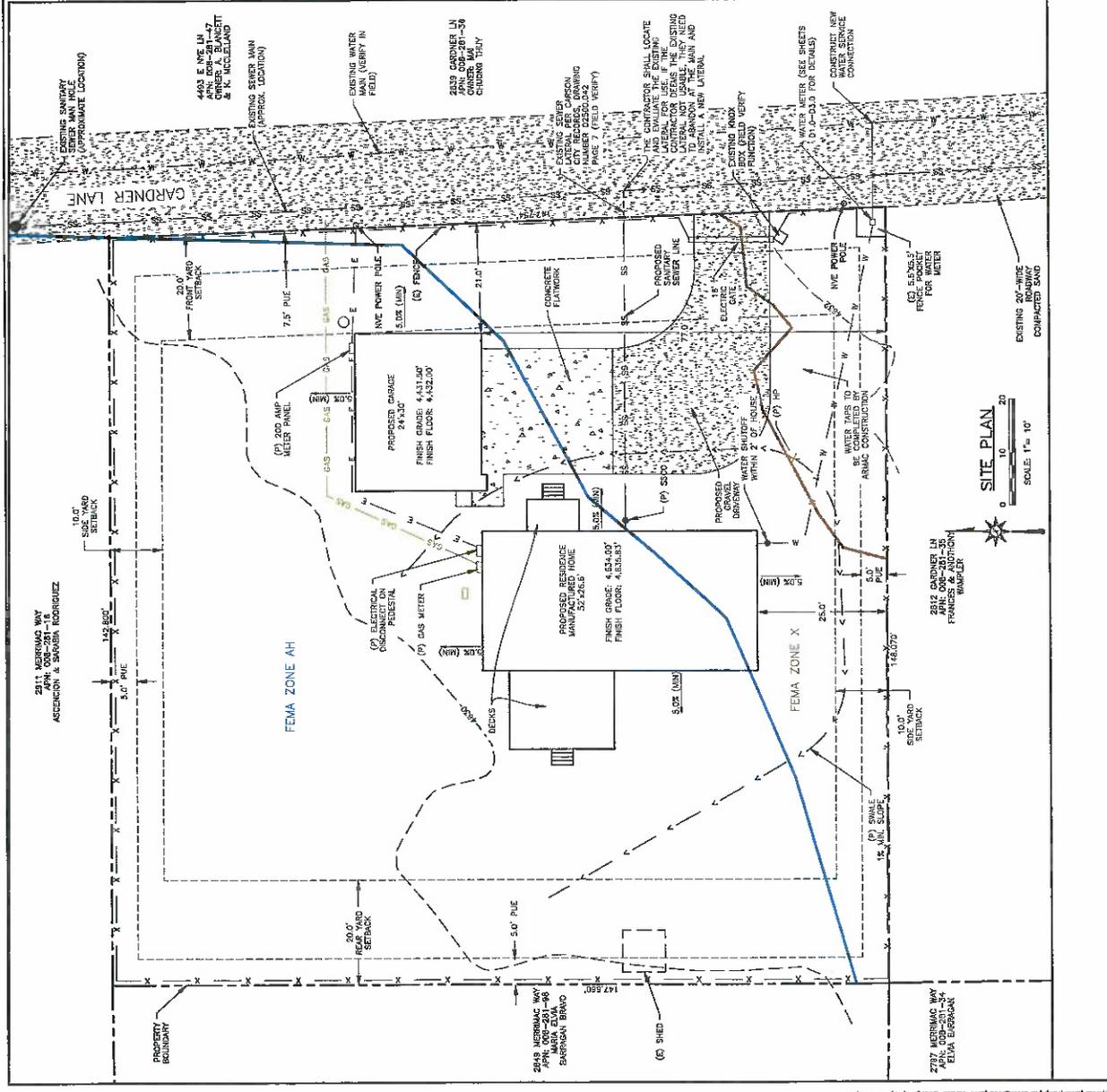
- GENERAL UTILITY AND GRADING NOTES:**
- CONTRACTOR SHALL MAINTAIN AN ADEQUATE DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS. THE CONTRACTOR SHALL MAINTAIN COMMUNAL WITH ALL APPLICABLE HEALTH AND AIR POLLUTION REGULATIONS WITH ALL APPLICABLE AGENCIES.
 - ALL GRADING WORK SHALL CONFORM TO CURRENT PROVISIONS OF THE WASHOE COUNTY GRADING ORDINANCE AND MAINTAIN CONFORMITY WITH ALL OTHER APPLICABLE AGENCIES.
 - THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS AND LIMITS OF CONNECTION WITH ADJACENT PROPERTIES (PUBLIC OR PRIVATE).
 - CONTRACTOR SHALL MAINTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. HIS RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHALL BE LIMITED TO THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - SLOPE AWAY FROM STRUCTURE IS OK FOR 10 FEET.
 - ALL DISTURBED AREAS SHALL BE OCCUPIED BY PERMANENT STRUCTURES OR PLANTING IMPROVEMENTS (DRIVEWAYS, ETC.) OR RECEIVE LOCALIZED WATER TREATMENT. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND ELEVATIONS OF EXISTING DRIVEWAYS, SIDEWALKS, PATIOS AND OTHER EXISTING IMPROVEMENTS. SLOPE AWAY FROM EXISTING IMPROVEMENTS TO PREVENT WATER RUNOFF. PREPARED BY M.E. DATED APRIL 2012.
 - THIS SIDE REDDIES IN FLOOD ZONE AH & AS IDENTIFIED ON FEMA FLOOD PANEL 3000007Z DATED JUNE 26, 2009. FINISH FLOOR AND FINISH GRADE ARE TO BE MAINTAINED AS SHOWN. THE PROPOSED STRUCTURES HAVE BEEN ASSURED AS APPROPRIATE.
 - NOT INTENDED FOR USE DURING CONSTRUCTION.

LEGEND:

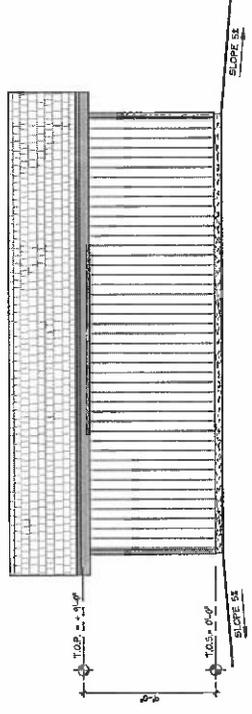
---	PROPERTY LINE
---	SETBACK LINE
---	EXISTENT
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED FLOW LINE
---	PROPOSED BUILDING DETAIL CULVERT

ABBREVIATIONS:

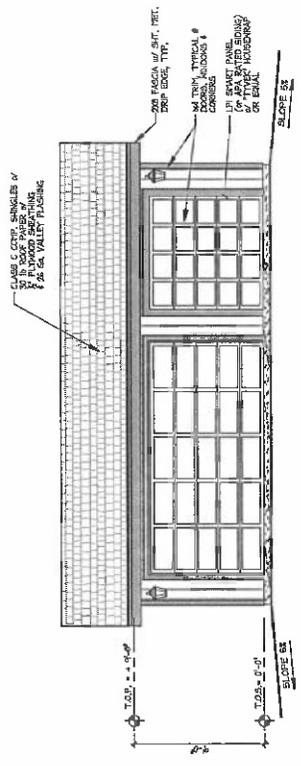
(P)	PROPOSED
(E)	EXISTING
FR	FINISH GRADE
FL	FLOW LINE
FT	FEET
HP	HIGH POINT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT



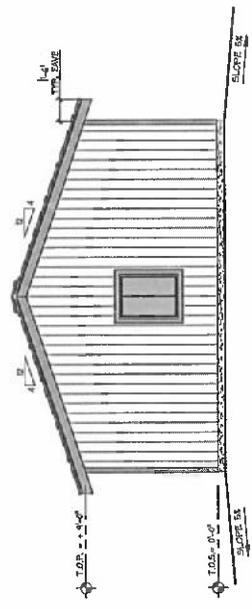
SITE PLAN
 SCALE: 1" = 10'
 0 10 20



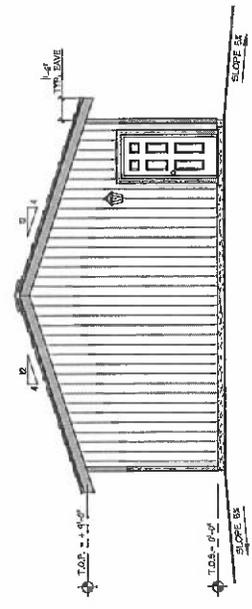
REAR ELEVATION
 SCALE: 1/4"=1'-0"



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



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



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

Administrative Permit – Detached Garage
Submittal Documentation - Findings

Cory Moore
2848 Gardner Lane
Carson City, NV 89706
APN: 008-281-99

Project Scope: The proposed detached garage project for 2848 Gardner Lane is in conjunction with a 1,387 SQF. Manufactured Home, of the latest design on the ½ acre property. The 720 SQF detached 3-car garage is intended to shield our personal belongings and vehicles from the harsh Nevada desert climate. The proposed detached 3-car garage is also to include a 24'L x 27'W 648 SQF concrete driveway to the approach of the front of the garage.

FINDINGS: SECTION 1:

A - The general types of land uses and zoning designations adjoining my property for the proposed detached 3-car garage is residential, SF-12, single-family homes in a residential neighborhood. The 3-car detached garage, home, and landscaping will closely mirror and add value to neighboring homes in the neighborhood.

B - The proposed detached 3-car garage project is similar to existing development in the neighborhood, as there are other homes located within the neighborhood that have either expanded attached garages to their homes, or there are homes that have detached garages that appear similar to this proposed project. This proposed project for a detached 3-car garage shall have siding that matches the house on the property, that also matches the siding of homes of neighboring properties, will be painted to match the home, and shall be painted to similar colors of other homes in the neighborhood. The proposed detached 3-car garage project will increase my property value, and the property value of other neighboring homes in the neighborhood. Additionally, the proposed detached 3-car garage project once completed will not cause any problems with neighboring property owners. I have made contact with all surrounding property owners of this proposed project, and they all have stated to me that they have no issues with the project, and they are happy that the property is finally being developed from a vacant lot. There will be no intended issues with vibration, dust, noise, glare, fumes, or physical activity during the construction of the project. Construction for the proposed project will only occur during hours allowed by state and local law. My neighbors realize that the development of the property is increasing their property values. Additionally, the development of the property with adding a home and a detached 3-car garage is increasing my property value and will increase Carson City tax revenue for my property, annually. Other properties in the neighborhood have obtained similar approval for either expanded attached garages to their homes, or detached garages from their homes.

C - As stated above, the proposed project of the detached 3-car garage for my property will fit-in to the neighborhood, and will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. There will only be basic construction noise during normal construction hours during the day, as allowed by State and local laws concerning noise.

D - Outdoor lighting is NOT going to play in any role during the development/construction of the property for the detached 3-car garage and the home for 2848 Gardner Lane.

E - The proposed landscaping for my property will be in-line with my neighbors' properties, and will largely be of zero-scape landscaping design, with rocks, gravel, scrubs, bushes and trees, that are non-evasive. Trees will NOT be planted too close to my fence line to avoid them growing and protruding into my neighbors yards when the trees mature.

F - The short-range benefit to the people of Carson City if my project is approved, - is that the dust and dirt blowing from the vacant property will largely subside as it will be developed, and the property was already cleaned up immediately after I purchased the land because it appeared to be a neighborhood dumping ground before; as I had to remove auto parts, garage door panels, trash, glass, piles of asphalt, piles of concrete, and the like. The property is already better for the neighborhood. The long-range benefit to the people of Carson City due to the development of my property is that it will provide additional needed housing to the area, I will no longer be renting a house in a neighborhood in Carson that someone else can now rent when it is vacated, and I move into my new property; and again, the development of the property with adding a home and a detached 3-car garage is increasing my property value, my neighbors' property values, and will increase Carson City tax revenue for my property annually, so the City will have more money to operate their budgets to help provide services to those that live in Carson City.

The development of my property will have little to no affect on pedestrian or vehicle traffic in the neighborhood. My mom hardly drives, and I largely just drive to and from work to the City Corporate Yard 4 days a week. There is no need for an additional traffic light in the area with the development of my property. My property is on a dirt road, of Gardner Lane. No additional road lighting, cross walks, or traffic lights will be necessary as very little vehicle traffic or foot traffic will be coming from my property.

The development/construction of my property will in no way overburden existing public services or facilities in any way, as it is only the construction of a single family home with a detached 3-car garage on a small half-acre property.

FINDINGS: SECTION 2:

A - The development of my property will have little to no effect on the school district of Carson City. The development of my property will actually increase the revenue of the school district as I will be paying higher property taxes for my property annually, once it is developed. I have no children that will be attending the Carson City School District. However, the Carson City School Board has recently declared in a public meeting that Carson City School District will decrease by 1,000 students next year.

B - The project or development of my property will not affect police or fire services in any way, and will only increase their budget revenues annually due to increased City property tax revenues from my property once it is developed.

C - The water supply for my project from the City water system is sufficient for my needs. The neighborhood water pressure is generally around 60 PSI. The City Water Department is going to be completing the City water line tap/lateral, they will be setting the meter pit and the meter, and will be supplying water to my property once my permits are approved for the project.

D – There will not be a large area of my property covered by paving or compacted surface. My driveway will be mostly gravel, other than the proposed detached 3-car garage is also to include a 24'L x 27'W 648 SQF concrete driveway to the approach of the front of the garage. Proper slope and water drainage will be provided during the construction of the project, and as part of an aesthetic landscape design, my property already contains a 4,200 gallon water run-off retention basin and drainage ditch to retain water run-off from Gardner Lane surface water, and water run-off from my property; as I am NOT trying to deflect storm water run-off coming from my property and putting that water onto any of my neighbors properties.

E - Yes, there is adequate capacity in the sewage disposal trunk line out in the street of Gardner Lane, as this project is only for the construction of a single family home that will have mostly 2 occupants once the home is completed. The proposed detached 3-car garage will not contain a restroom.

F - There are NO road improvements proposed for the construction and development of 2848 Gardner Lane. Attached is a waiver notice from the Carson City Engineering Division.

G – The sources of information I am providing to support my conclusions and statements are from my contractor Craftsman Homes Development and their contracted engineering team Reno Tahoe Geo Associates, and the Carson City Engineering Department that has provided me numerous supporting documents and information via e-mail.

The proposed development/construction of my property meets the definition and specific standards set forth elsewhere in the Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of the district of the location of the project. The proposed project is in the zoning of SF12 for single family homes, has no CC&R's for the neighborhood, and matches closely with the other homes and properties located within the neighborhoods of the immediate area.

The proposed development/construction of my property will not be in any way detrimental to the public health, safety, convenience, and welfare as there will be very little vibration, dust, noise, glare, fumes, or physical activity during the construction of the project compared to a much larger commercial projects in the area. Construction for the proposed project will only occur during hours allowed by state and local law.

The proposed development/construction of my property will not any way result in material damage or prejudice to other properties in the vicinity as we will have licensed subcontractors making the taps to the sewer system and natural gas out in the street of Gardner Lane per common practice that is allowable by State and local laws and as permitted by the City. The City will be making their own tap by the City Water Department to my property. There will be nothing done on my property or during the construction of the project that my neighbors will have a problem with as they are also looking forward to the property being developed and inhabited.

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: 2848 Gardner Lane

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 (7.1 a, 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)?

Gardner Lane 00828199 Surface improvements

Guillermo Munoz <GMunoz@carson.org>

Mon 11/16/2020 3:05 PM

To: Cory Moore <CMoore@carson.org>

To whom it may concern,

Regarding the lot on Gardner Lane, APN 00828199, Development Engineering will not require the following surface improvements, road pavement or curb and gutter, with the construction of a single family home or mobile home. Please be aware there are known hazardous flood zones on this parcel which may limit what can be built, engineered plans will most likely be required.

If this lot is ever proposed to be subdivided, improvements may be required.

Feel free to reach out with any questions or concerns.



Guillermo Munoz, EI | Assistant Project Manager

[Carson City Details](#) | [Carson City Building Permit Portal](#)

Public Works Department | Development Engineering | Carson City

108 E. Proctor Street, Carson City, NV 89703

Direct: 775-283-7053 | Email: gmunoz@carson.org

