

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF OCTOBER 25, 2023

FILE NO: LU-2023-0353

AGENDA ITEM: 3.A

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Pamela Duncan (“Applicant”) for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 74.02 percent of the size of the primary structure on property zoned Single Family 1 Acre (“SF1A”) located at 6163 Sedge Road, Assessor’s Parcel Number (“APN”) 010-084-07. (Lena Reseck, lreseck@carson.org)

Staff Summary: The Applicant is proposing construction of a 2,160 square foot garage. A garage is a permitted accessory use in the Single Family 1 Acre zoning district; however, Carson City Municipal Code (“CCMC”) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent of the square footage of the primary structure.

PROPOSED ACTION: “I approve the 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 proposed 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:

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

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.055 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Single Family 1 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional
EAST: Single Family 1 Acre /Single Family Residence
SOUTH: Single Family 1 Acre /Single Family Residence
WEST: Single Family 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

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

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.04 acres
2. PROPOSED STRUCTURE SIZE: 2,160 square feet
3. PROPOSED STRUCTURE HEIGHT: 24 feet, 4 3/4 inches
3. SETBACKS:

Required per CCMC 18.04.190

- Front: 30 feet
- Side: 15 feet
- Street Side: 20 feet
- Rear: 30 feet

Proposed

- Front: 120+ feet
- Side: 15 feet on west side and 10+ feet on east side
- Rear: 45 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 1 Acre zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent, of the square footage of the primary structure. The subject property has a proposed single-family residence totaling 2,918 square feet. The square footage of the proposed accessory structure totals 2,160 square feet or 74.02 percent of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 34 adjacent property owners within 1,300 feet of the subject site on October 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 Hearings Examiner prior to or at the meeting on October 25, 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.

Building Division:

The Building Division has no preference or objection to the proposed uses provided that the following conditions are met.

- Plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire) that govern the design, construction, and inspection of the proposed facility.
- All plan submittals must comply with The Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
- Apply at Carson City permit center digitally at permitcenter.carson.org.
- A conformed set of plans shall be submitted for Building permit plan review. Plan set must include all MEPs, Structural, Architectural, Entitlements, Energy, Special Inspections, and Civil pages, etc.

These comments are based on a very general plan submittal and do not indicate a complete plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of plan review submittal and site inspections.

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 and offers no conditions of approval.

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 (5a) - Master Plan

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

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

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The project has a negligible effect on pedestrian and vehicular traffic.

CCMC 18.02.080 (5d) - Public Services

The project has no effect on City water and sewer services and a negligible effect on storm drainage.

CCMC 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5f) – 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.

FEMA flood zones: The site is completely in the FEMA X zone with no special requirements.

Site slope: The site has a moderate slope.

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

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5h) – 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 Low-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 larger, single family lot in a rural setting. Detached accessory structures are common in such areas.

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

The 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 1 Acre 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 1 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

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

The application has been reviewed for compliance with the code. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. 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 2,160 square foot accessory structure is 74.02 percent of the size of the proposed primary residence. The proposed primary residence is 2,918 square feet. The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. Additionally, staff is recommending a condition requiring the primary structure (residence) to be constructed prior to or concurrently with the accessory structure. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A detached garage is a permitted accessory use in the Single Family 1 Acre zoning district. An

Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the Applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as shops, 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 2,160 square foot accessory structure is 74.02 percent of the size of the proposed primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2023-0353)

ADMINISTRATIVE PERMIT (CCMC 18.02.110)

FILE #

Pamela Duncan 916-717-3728

APPLICANT

PHONE #

2559 Grandville Drive Carson City NV 89701

MAILING ADDRESS, CITY, STATE, ZIP

psulme-duncan@comcast.net

EMAIL ADDRESS

David & Pamela Duncan 916-717-3728

PROPERTY OWNER

PHONE #

2559 Grandville Drive Carson City NV 89701

MAILING ADDRESS, CITY, STATE, ZIP

psulme-duncan@comcast.net

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

PROJECT'S ASSESSOR PARCEL NUMBER(S):

010-084-07

STREET ADDRESS

6163 Sedge Road

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

New Construction of residential garage/storage. 1500 sq. ft. The Garage/storage building is more than the primary building.

PROPERTY OWNER'S AFFIDAVIT

I, _____ 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.

Pamela Duncan
Signature

2559 Grandville Drive, Carson City, NV 89701

Address

9/6/2023

Date

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 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.

Pamela Duncan
Applicant's Signature

Pamela Duncan

Print Name

9/6/2023

Date



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.

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)?

ADMINISTRATIVE PERMIT APPLICATION FINDINGS

State law requires that the Hearings Examiner consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION. LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE HEARINGS EXAMINER WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

FINDINGS FOR SPECIAL USE PERMITS FOUND IN CCMC 18.08.080(5) ARE ALSO USED FOR ADMINISTRATIVE PERMITS PER CCMC 18.02.110(5) AS OUTLINED BELOW.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

- 1. Will be consistent with the objectives of the Master Plan elements.** Our project is consistent with the objectives of the Carson City Master Plan, proposed zones and building codes.

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of this questionnaire. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

- 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.**

Our project is going to enhance development with its design and values in our neighborhood. Our property sides three sides of BLM land.

- Explanation:**
- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
 - B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
 - C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
 - D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
 - E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
 - F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.** No effect on vehicular or pedestrian traffic as we are located in a low density area.

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional

walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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. We are proposing to build in low residential area providing water, sewer, septic and have little or no impact on schools, water, sewer and roads.

- Explanation:
- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
 - B. How will your project affect police and fire protection?
 - C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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. We are confident that our project complies with all use, zoning, specific standards set forth by Carson City Municipal code.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

6. Will not be detrimental to the public health, safety, convenience, and welfare. Our project is not detrimental to public health, safety, convenience or welfare. We are in a low residential zone, i consider it Rural. Our project is not providing any services to the public.

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience, and welfare. If applicable, provide information on any benefits that your project will provide to the public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

Our project will not result in material damage or prejudice to any other property in the area, we have communicated with all neighbors about our project and addressed any concerns they may have also our project complies with any and all mitigation measures.

PROJECT NO.	2018-084-07	
DATE	12.2023	
DESIGNER	NSSE	
CHECKED BY	NSSE	
APPROVED BY	NSSE	
DATE	12.2023	
REVISIONS:		
NO.	DATE	DESCRIPTION
1	12/20/23	PLANS CHECK

7/26/2023
SHEET
A1
 INDEX AND SITE
 JOB NO. 22378

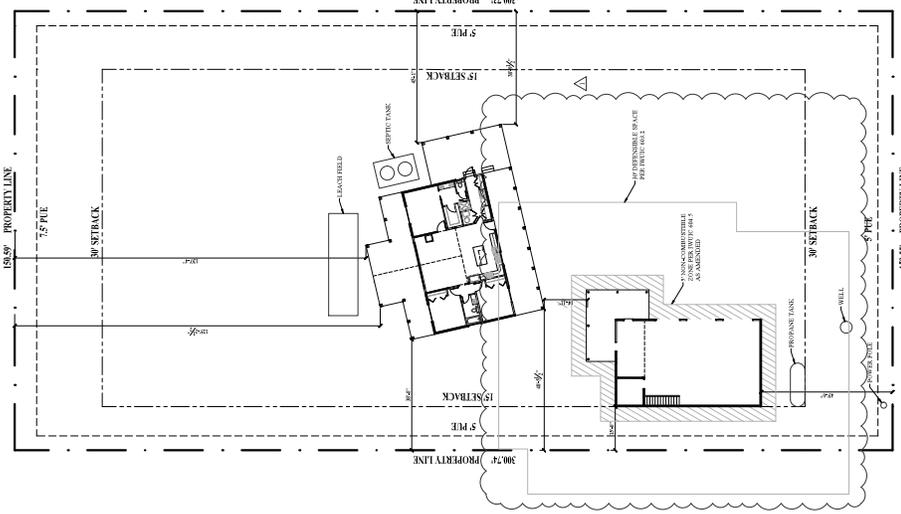
A.P.N. 010-084-07

BUILDING DEPT. DATA

PROJECT TYPE: RESIDENTIAL ACCESSORY
 TYPE OF CONSTRUCTION: NEW
 OCCUPANCY GROUP: R1-10
 LATERAL: 10 KIPS/FT. EXP. "C"
 JOIST: 2X12 @ 16" O.C.
 FLOORING: 4" CONCRETE
 FOUNDATION: 18" WIDE
 SOIL PRESSURE: NO SOIL REPORT 1800 P.S.F.
 WIND SPEED: 140 M.P.H.
 FLOOR LOAD: 40 L.L. + 10 D.L. + 5 D.L.
 CEILING LOAD: 10 L.L. + 10 D.L.
 ROOF LOAD: 20 L.L. + 10 D.L. + 10 D.L.
 SEWER/STORM DRAIN: 4" DIA. @ 4" DIA.

SHEET INDEX

- 12 FOUNDATION SHEET/INDEX SITE
- 13 FLOOR PLANS
- 14 FRONT & REAR EXTERIOR ELEVATIONS
- 15 REAR EXTERIOR ELEVATIONS
- 16 ROOF PLANS
- 17 ELECTRICAL PLANS
- 18 MECHANICAL PLANS
- 19 CEILING FRAMING PLAN
- 20 ARCHITECTURAL TYPICALS
- 21 ARCHITECTURAL TYPICALS
- 22 ARCHITECTURAL TYPICALS
- 23 STRUCTURAL DETAILS



SITE PLAN SCALE: 1"=50'-0"

CORE ANALYSIS: 10'x10'x10' (10'x10'x10')
 2018 International Building Code (IBC) 603.2
 2018 International Building Code (IBC) 603.2
 2018 International Building Code (IBC) 603.2



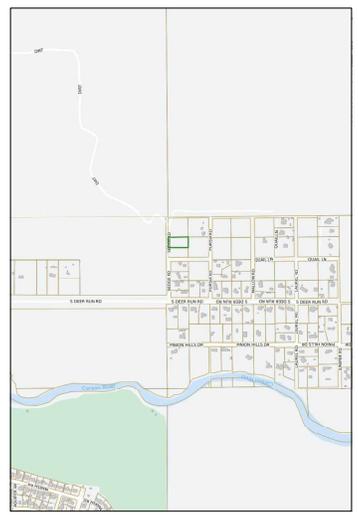
THIS IS A PRELIMINARY PLAN. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION OF THIS PROJECT. SHEET PROPERTY LINE LOCATION WITH FINAL APPROVAL.

2018 IBC - FIRE RESISTANCE: 1 HOUR
 2018 IBC - ADDRESS IDENTIFICATION: 1 HOUR
 2018 IBC - ADDRESS IDENTIFICATION: 1 HOUR
 2018 IBC - ADDRESS IDENTIFICATION: 1 HOUR

2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'

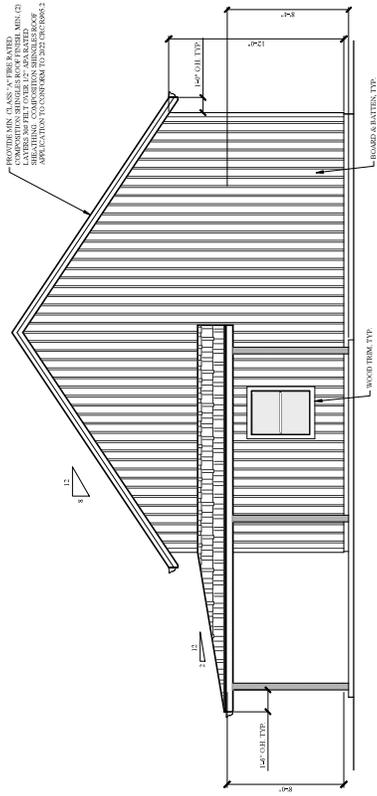
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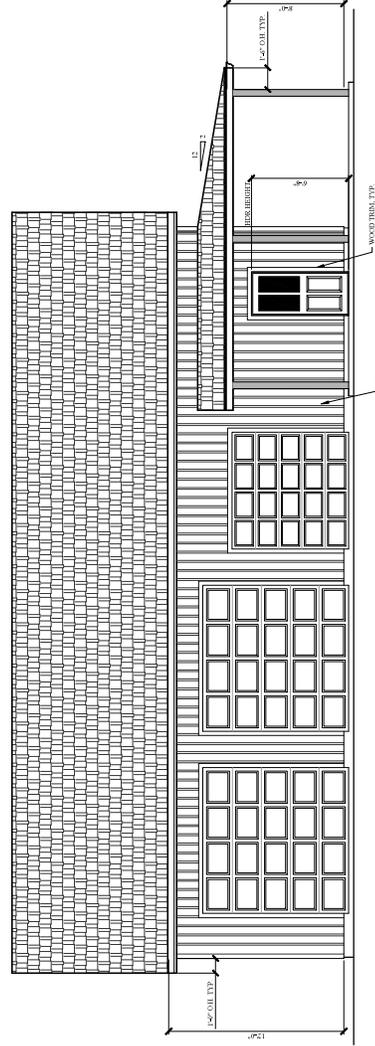


VICINITY MAP SCALE: N.T.S.

2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'
 2018 IBC - HOSE BIBS: 1.5" x 100'



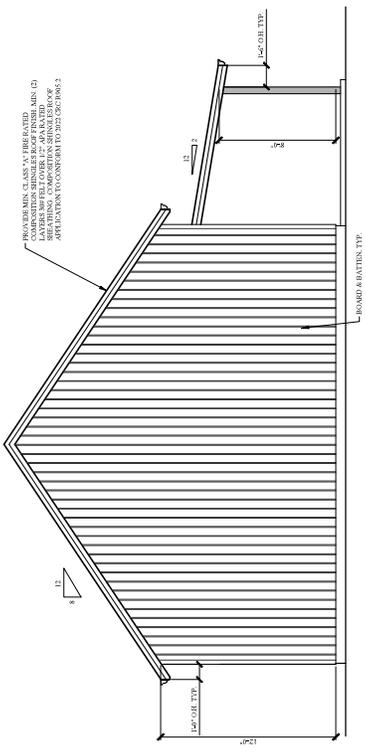
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



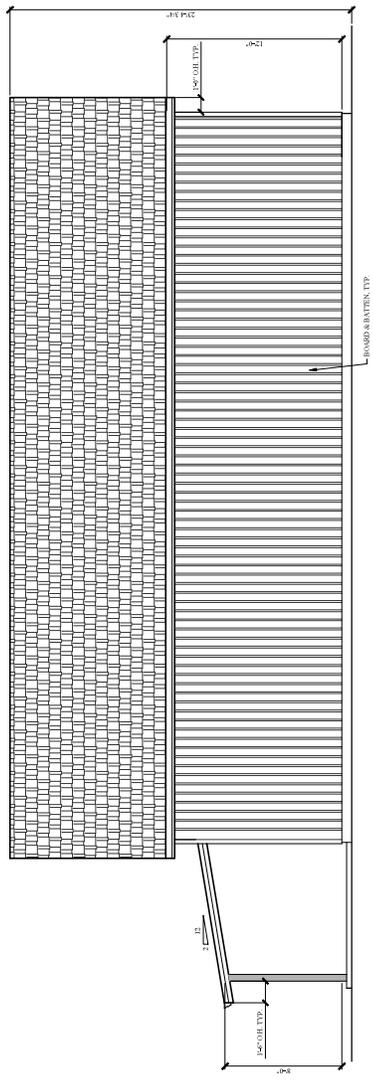
FRONT ELEVATION
SCALE 1/4" = 1'-0"

PROJ. MGR.	RDW
ENGINEER	SF
DRAWN BY	SS
CHECKED BY	RDW
ISSUE DATE	1/2, 2023
REVISIONS:	
A	1/17/2023 - PLAN CHECK
A	
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A	
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 7/26/2023
 SHEET
A4
 JOB NO. 22378



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



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

