

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 25, 2023

FILE NO: LU-2023-0379

AGENDA ITEM: 6.A.

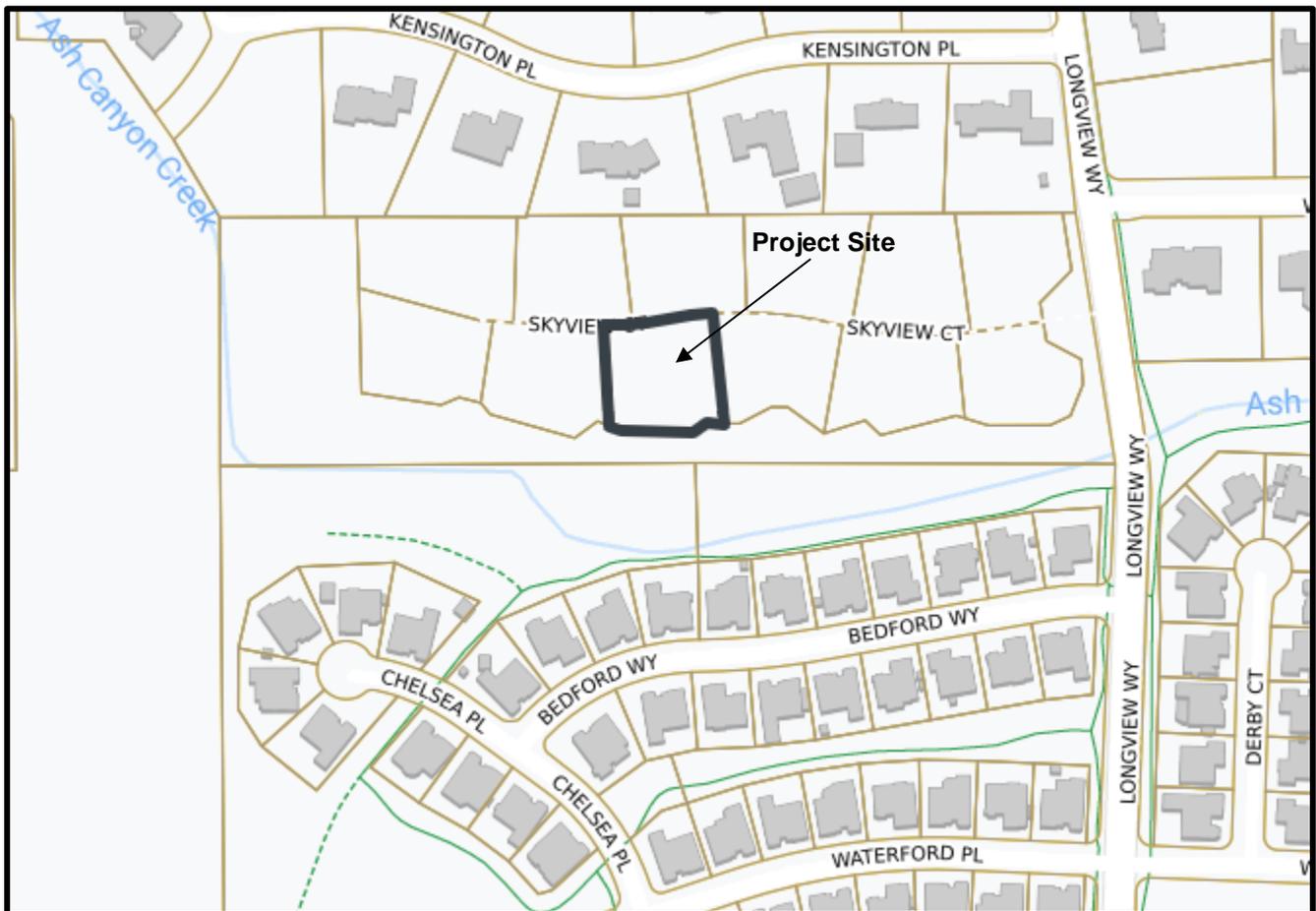
STAFF CONTACT: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Tom Metcalf (“Applicant”) to modify an approved special use permit (“SUP”) (LU-2022-0397) to allow for the construction of an accessory structure with a cumulative square footage totaling 5.44 percent of the parcel size on a property zoned Single Family Residential – 1 Acre-Planned Unit Development (“SF1A-P”) located at 2659 Skyview Court, Assessor’s Parcel Number (“APN”) 007-671-09. (Lena Reseck, lreseck@carson.org)

STAFF SUMMARY: The Applicant is proposing construction of a 1,584 square foot accessory structure (guest house, attached covered patio and attached garage). A guest house and garage are permitted accessory uses in the SF1A-P use district; however, Carson City Municipal Code (“CCMC”) 18.05.055(8) requires approval of an SUP if the accessory structure exceeds five percent of the parcel size on parcels twenty-one thousand square feet or larger. When the original SUP was submitted, this code requirement was inadvertently not reviewed for compliance.

PROPOSED MOTION: “I move to approve special use permit LU-2023-0379, based on the ability to make all findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

This base language reflects the conditions of approval for LU-2022-0397, approved by the Planning Commission on October 26, 2022. Proposed deletions appear in bold with a strike through. Proposed additional language appears in bold and underlined.

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 Planning Commission meeting 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 final 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”) at least 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.
5. The Applicant shall submit a copy of the Notice of Decision and an explanation of how the request addresses each condition with the building permit application.
6. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the permit for the primary structure has been issued.
7. ~~Prior to the issuance of a certificate of occupancy (“CO”) for the guest building, the CO for the primary residence shall be issued.~~ **The final inspection for the proposed primary structure must be completed prior to or concurrently with the accessory structure permit.**
8. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the guest building living space square footage shall not exceed 1,176 square feet in size and that the accessory structure shall not exceed ~~1,456.5~~ **1,584** square feet in size. Exterior finishes shall be consistent with the primary residence.
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: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.055 (Single Family 1 Acre (“SF1A”)); 18.04.190 (Residential Districts Intensity and Dimensional Standards); and 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

ZONING: Single Family – 1 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF1A-P – Vacant
EAST: SF1A-P – Vacant
SOUTH: SF1A-P – Vacant
WEST: SF1A-P – Vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (areas of minimal flooding)
SLOPE/DRAINAGE: The site is level. There is a creek adjacent to the site to the south.
SEISMIC ZONE: The closest fault is over 500 feet away

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: ±29,129 square feet
PROPOSED ACCESSORY STRUCTURE SIZE: 1,584 square feet
PROPOSED STRUCTURE HEIGHT: 17.4 feet
SETBACKS:

Required per CCMC 18.04.190

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

Proposed

- Front: 30+ feet
- Side: 15 feet on west side and 15+ feet on east side
- Rear: 30.4 feet

BACKGROUND & DISCUSSION: On October 26, 2022, the Planning Commission approved SUP #LU-2022-0397 allowing for the construction of a guest building totaling 1,176 square feet. Staff recently became aware that the covered patio square footage and the review of the requirement of 18.05.055.8 was erroneously left out of the 2022 SUP. In addition, the applicant is increasing the footprint of the attached garage by 44 square feet. The square footage of the living space of the guest building (1,176 square feet) is not increasing. An accessory structure is an allowed use in the Single Family 1 Acre zoning district, however, CCMC 18.05.055(8) requires approval of an SUP if the cumulative square footage of the accessory structure on-site is more than five percent of the parcel size on parcels twenty-one thousand square feet or larger. The proposed accessory structure totals 1, 584 square feet or 5.44% of the parcel size.

PUBLIC COMMENTS: Public notices were mailed to 39 property owners within 450 feet of the subject site on October 12, 2023. As of the date of writing of this report, staff has not received any inquiries regarding this application. Additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 25, 2023 depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies for review. No comments were received.

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

1. Will be consistent with the master plan elements.

The subject property is designated as Low Density Residential, and the primary uses within this Master Plan land use designation include single family residences. The proposed accessory structure is intended to be utilized by the resident and will not change the use of the land.

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 Applicant has proposed an accessory structure that will be constructed concurrent with or following the construction of the primary single-family residence. The requested structure conforms with the established setback requirements. The proposal will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood.

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

The land use will continue to be single-family residential with the trips associated with a single-family residence. The impact to traffic will be negligible. Pedestrian facilities will be constructed with the site improvement permit for Adams Estates. This request will not trigger new improvements beyond the sidewalk and roadway improvements associated with the overall subdivision.

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

The proposed accessory structure does not constitute a change of use. The land use will continue to be single-family residential. The project will connect to sewer and water infrastructure and does not require modifications to the existing storm drain infrastructure. The project will not result in increased impacts on schools, police or fire protection.

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. An accessory structure (guest house, attached covered porch, and attached garage) is a permitted accessory use in this zoning district. Per CCMC 18.05.055(8), the cumulative square footage of a detached accessory structure exceeding five percent of the parcel size requires approval of an SUP. The proposed 1,584 square foot accessory structure is 5.44 percent of the size of the parcel. There is no increase in square footage of the guest house (1,176 square feet). The proposed detached structure will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

The structure has a single-family appearance and is consistent with the zoning code and development standards. The requested accessory structure will be designed according to current Building, Fire and Health codes, will be consistent with the architecture of the primary residence and is an accessory structure to the primary residence. Approval of the request will not be detrimental to public health, safety, convenience and welfare.

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

The primary use of the subject site is a single-family residential use, and the proposed accessory structure will not change the land use. The proposed accessory structure will not result in material damage or prejudice to other property in the vicinity.

Attachments: Application (LU-2023-0379)

RECEIVED

OCT 04 2023

CARSON CITY PLANNING DIVISION

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: _____

Submittal 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

TOM METCALF (775) 691-7538

MAILING ADDRESS, CITY, STATE, ZIP

2578 S. CURRY ST. SUITE #1 CC, NV 89703

EMAIL ADDRESS

tom@metcalfbuilders.com

PROPERTY OWNER

PHONE #

TOM METCALF

MAILING ADDRESS, CITY, STATE, ZIP

2578 S. CURRY ST. SUITE #1 CC, NV 89703

EMAIL ADDRESS

tom@metcalfbuilders.com

APPLICANT AGENT/REPRESENTATIVE

PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

APN. 007-06-6d

2609 SKYVIEW COURT CC, NV 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

LOW DENSITY RESIDENTIAL

SF LAKE

LONGVIEW WAY

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

AMEND

PROPERTY OWNER'S AFFIDAVIT

I, TOM METCALF, 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

2032 ASH CANYON RD
Address

10/03/23
Date

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

STATE OF NEVADA
COUNTY Washoe

On October 4th, 2023, Tom Metcalf

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.

[Signature]
Notary Public



KIMBERLY E. ARNOLD
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 21-4295-02 - Expires August 21, 2024

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.



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 REVISIONS
 CLIENT CHANGES 9.23.23

project

brown cottage
 2669 Skyview Court
 carson city, nv 89703

permit set
9.12.23

drawn:	ms
date:	9.12.23
scale:	1/4" = 1'-0"
project no.:	2202.4

floor & roof plan

jurisdiction approval

A1

drawing 2 of 8

wall legend

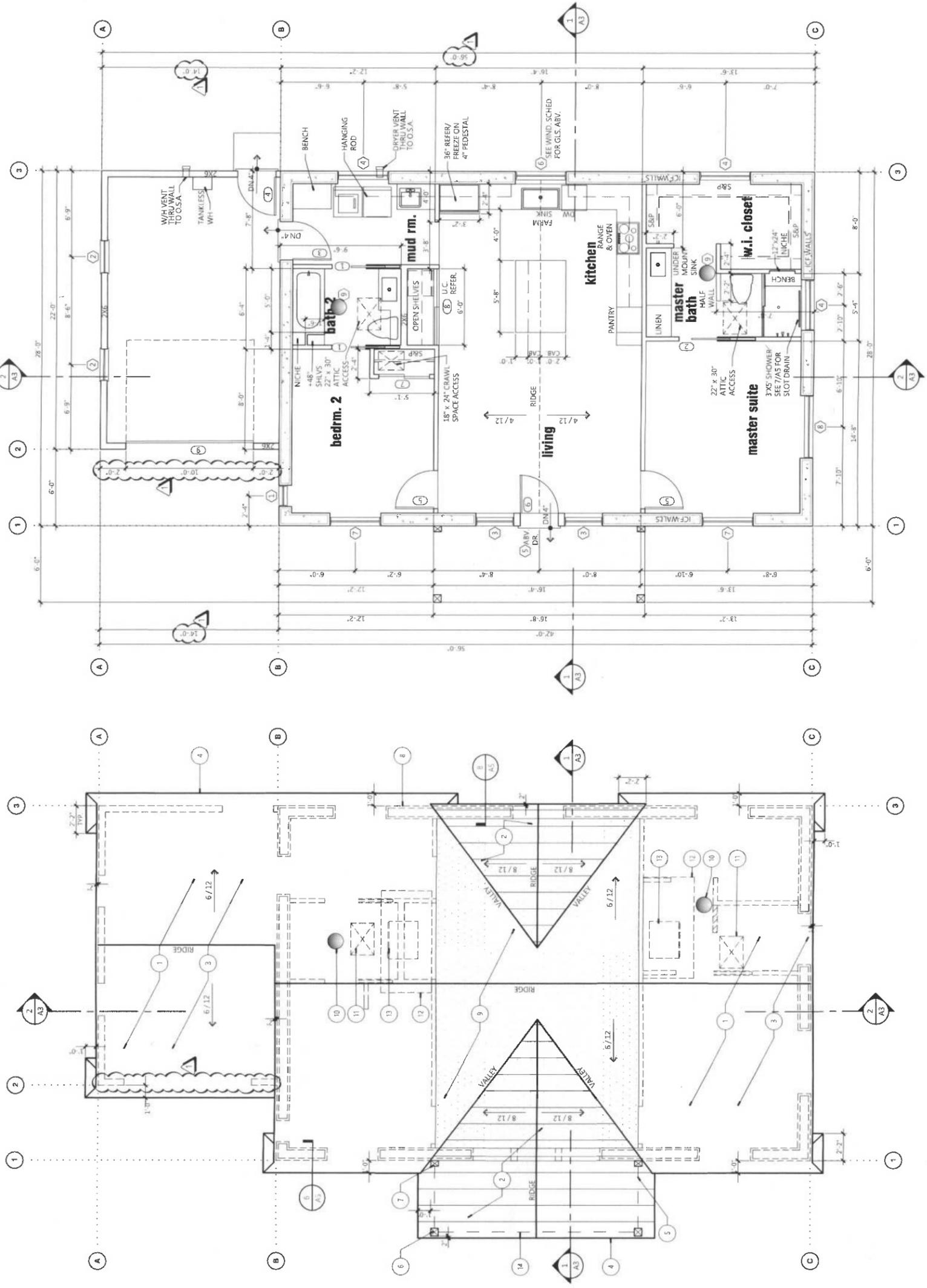
- 2X WALL
 11/74" ICF WALL SYSTEM - SEE STRUCTURAL
- NOTE:
 1. FASTEN QTY. BD. PER IRC TABLE R 702.35
 2. SEE SHEET A3 FOR DOOR AND WINDOW SCHEDULES
 3. ALL DIMENSIONS FOR THE ICF WALLS ARE TO THE OUTSIDE FACE OF THE FOAM UNO.
 4. ALL DIMENSIONS TO THE STUD WALLS ARE TO THE FACE OF THE WALL UNO.

roof notes

1. COMPOSITION ROOF OVER 30 # FELT OVER ROOF SHEATHING PER STRUCTURAL
2. STANDING SEAM METAL ROOF @ 16" O.C. O/30# FELT O/SHEATHING PER STRUCTURAL. INSTALLED PER MANUFACTURER'S SPECS
3. PRE-MANUF. WOOD TRUSSES - SEE TRUSS CALCS, TYP.
4. 2"x8" FASCIA W/ 1"x3" TRIM
5. BEAM - SEE STRUCTURAL
6. 8X8 POST, TYP.
7. 6X8 POST, TYP.
8. LINE OF WALL BELOW
9. DOT HATCHED INDICATES VAULTED CEILING
10. 14" SOUTHLITE U-FACTOR 0.55
11. 22" X 30" ATTIC ACCESS
12. 3" X 6" FLOOR JOIST
13. MECH. EQ. PER MECHANICAL
14. SCISSOR TRUSS PER STRUCTURAL

attic ventilation calcs

AREA TO VENTILATE = 1,176 S.F.
 1/300 OF 1,176 S.F. = 3.92 X 144 IN. = 564.48 SQ. IN. REQ'D.
 HIGH VENTILATION (40% MIN. = 226 SQ. IN. / 50% MAX. = 282.5 SQ. IN. REQ'D)
 (2) 12" X 18" GABLE END VENT @ 63 NFA = 126 SQ. IN.
 (4) O'HAGIN LOW-PROFILE VENTS OR EQUAL @ 72.0 NFA = 288 SQ. IN. PROVIDED
 (8) 22" X 5.5" VENT @ 36 NFA = 288 SQ. IN. PROVIDED
 TOTAL AREA VENTILATION PROVIDED = 1056 SQ. IN.
 LOW VENTILATION = 282.5 SQ. IN. REQ'D
 (8) 22" X 5.5" VENT @ 36 NFA = 288 SQ. IN. PROVIDED
 TOTAL AREA VENTILATION PROVIDED = 1056 SQ. IN.
 NOTE:
 1. EVENLY DISTRIBUTE SOFFIT VENTS.



floor plan
 SCALE: 1/4" = 1'-0"



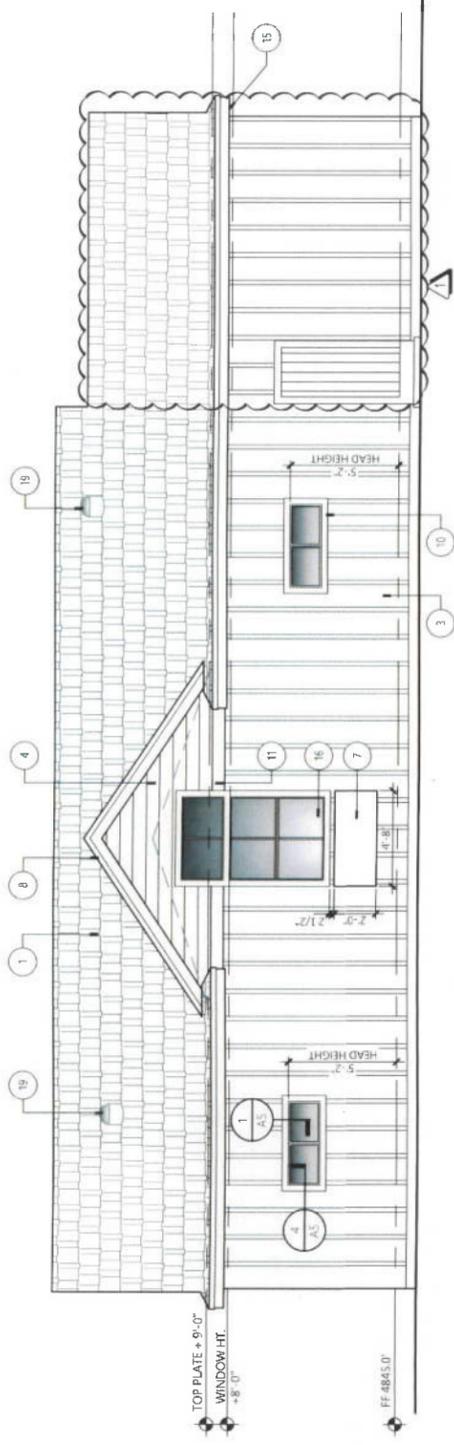
roof plan
 SCALE: 1/4" = 1'-0"



floor living area: 1,176 s.f.
 garage area: 308 s.f.
 covered porch 100 sq ft
 Total 1584

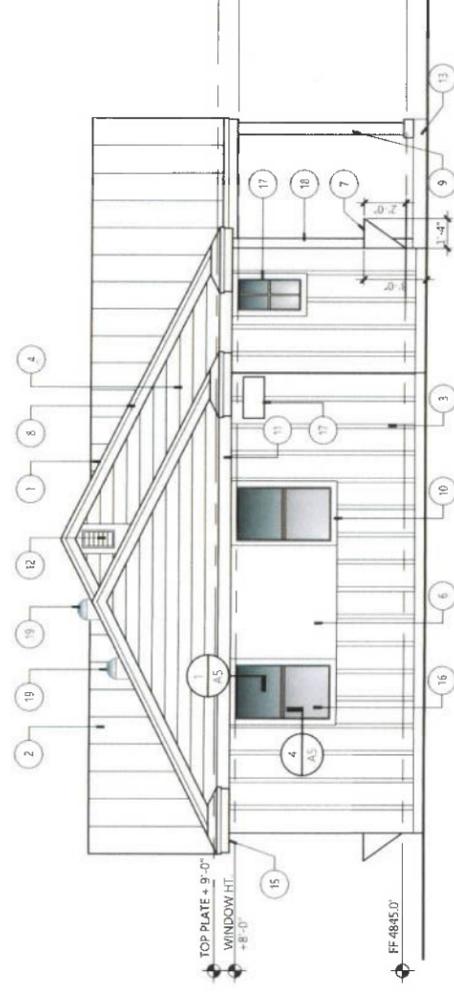
elevation notes

1. COMPOSITION: ROOF OVER 30# FELT OVER ROOF SHEATHING PER STRUCTURAL
2. STANDING SEAM METAL ROOF @ 16" O.C. / 30# FELT / SHEATHING PER STRUCTURAL. INSTALLED PER MANUFACTURER'S SPECS
3. VERTICAL SIPS @ 16" O.C. BOARD & BATTEN SIDING APPLIED PER MANUFACTURER'S SPECS. SIPS TO BE GREEN WITH 4" MIN. CLEARANCE TO GRADE
4. 1X8 HORIZONTAL SIDING APPLIED PER MANUFACTURER'S RECOMMENDATIONS & SCREEN WILL BE 4" MIN. CLEARANCE TO GRADE
5. STONE VENER APPLIED PER MANUFACTURER'S RECOMMENDATIONS & SCREEN WILL BE 4" MIN. CLEARANCE TO GRADE & 2" MIN. CLEARANCE TO PAVING W/ WEEP SCREDS PER 2018 IRC R703.7.2.1
6. HOT ROLLED STEEL OVER WATER-RESISTIVE BARRIER
7. 2X8 FASCIA W/ 1X2 TRIM
8. 8" WOOD SO. COLL. W/ HOT ROLLED STEEL OVER & 2X6 HOT ROLLED STEEL OVER
9. 2X6 TRUSS / SILLING
10. 2X8 TRUSS / SILLING, TYPICAL
11. 2X8 HORIZONTAL TRIM
12. 12"X18" GABLE END VENT
13. CONCRETE PER STRUCTURAL
14. DOOR PER SCHEDULE - SHEET A3
15. HARDIE BOARD SOFFIT W/ EAVE VENT
16. DUAL GLAZED WINDOW PER SCHEDULE - SHEET A3
17. 6" H. W/1/2" STROKE W/ CONTRASTING COLORS ILLUMINATED STREET NUMBER ON PHOTOCELL
18. 6X8 POST W/ HOT ROLLED STEEL OVER, TYP.
19. 14" SOLTUBE PER WINDOW SCHEDULE SHT. A3
20. CUSTOM TRUSS PER STRUCTURAL
21. BEAM PER STRUCTURAL



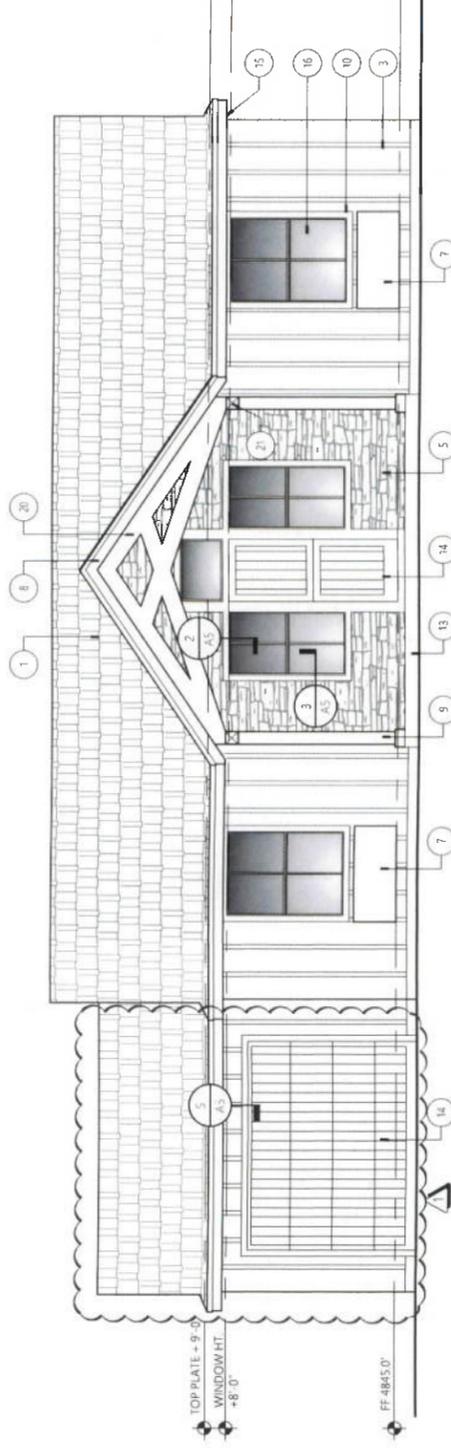
east elevation

SCALE 1/4" = 1'-0"



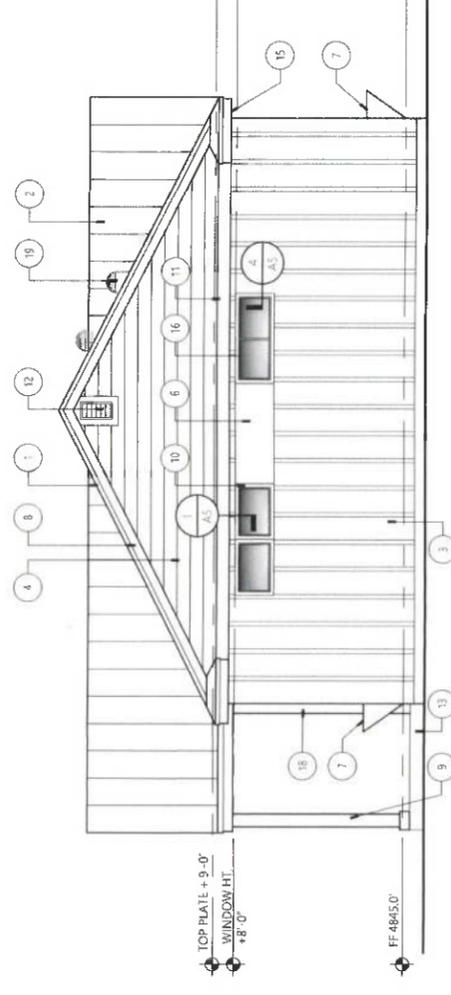
north elevation

SCALE 1/4" = 1'-0"



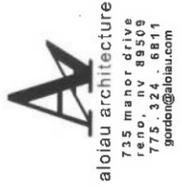
west elevation

SCALE 1/4" = 1'-0"



south elevation

SCALE 1/4" = 1'-0"



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Brooklyn, NY 11208
Tel: 718.224.1111
garden@aloiau.com



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revisions

CLIENT CHANGES 9.25.23



project

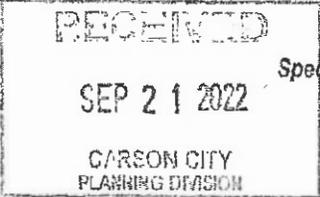
Brown cottage
2669 Skyview Court
Carson City, NV 89703

permit set
9.12.23

drawn:	res
date:	9.12.23
scale:	1/4" = 1'-0"
project no.:	2202-A

exterior elevations

jurisdiction approval



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: ADAMS ESTATES

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements 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 PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

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.**

Explanation: Yes. The requested use will be consistent with the objectives of the Master Plan elements

- 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.**

Explanation: The use will not be detrimental to any of the items above. The use is a mothers-in-law quarters.

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

Explanation: The use will have 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.**

Explanation: The use will not overburden existing public services.

- 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.**

Explanation: I will meet and follow all applicable rules and regulations.

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

Explanation: The use will not be detrimental to the items above.

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

Explanation: The use will not result in material damage or prejudice to the items above.

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.