

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 31, 2024

FILE NO: LU-2023-0449

AGENDA ITEM: 6.A

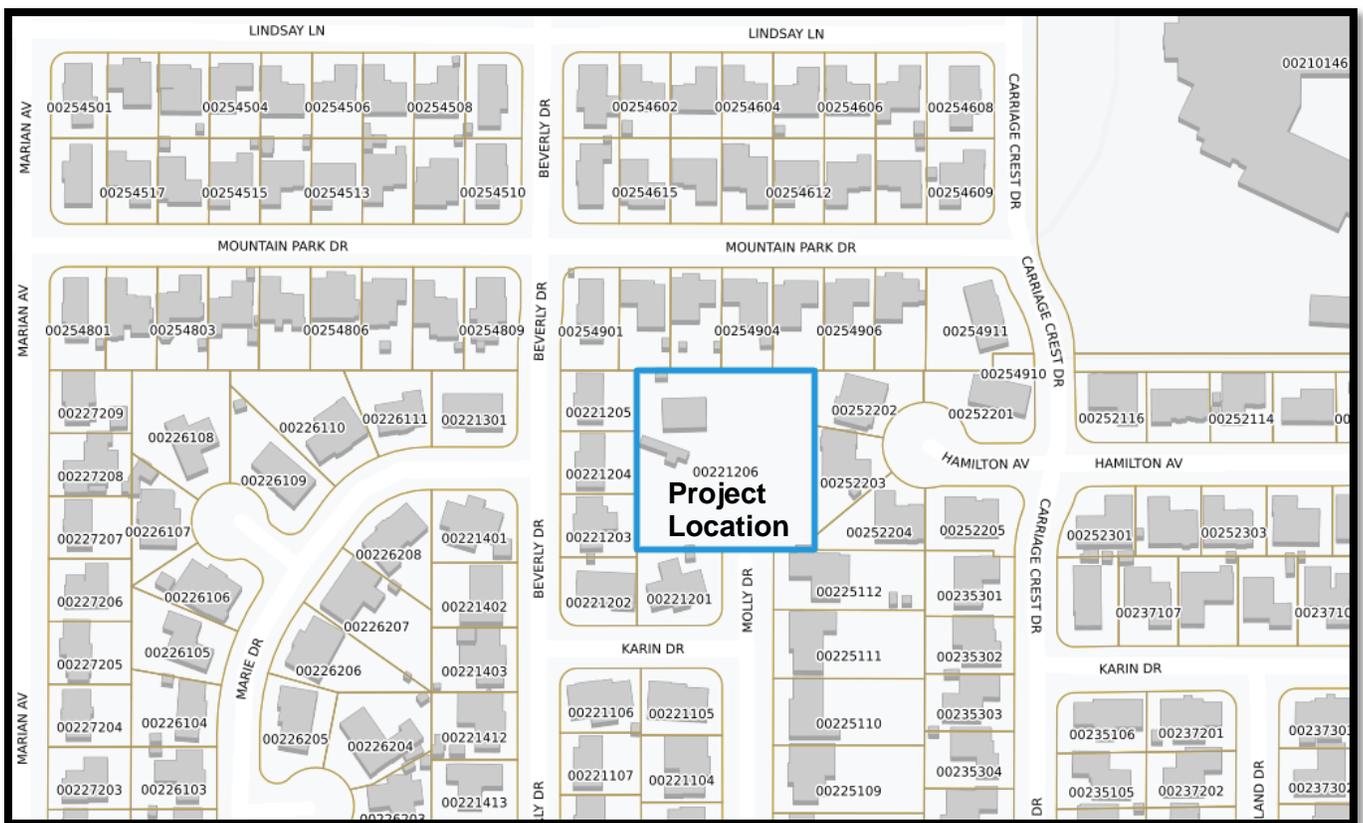
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of an accessory structure greater than 75% of the primary structure square footage and greater than 5% of the parcel size on a parcel zoned Single Family 6,000 Square Feet (“SF6”), located at 2108 Molly Drive, Assessor’s Parcel Number (“APN”) 002-212-06. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Janel Johnson (“Applicant”) is requesting an SUP to construct a 2,681 square foot detached garage and loft area accessory to a primary single-family residence. The request will result in accessory structures with a cumulative total of 3,089 square feet and requires approval of a SUP. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve special use permit LU-2023-0449, 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:

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, conditions of approval, and 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 for the demolition/removal of all existing accessory buildings on the site, except for the two storage sheds that are 120 and 288 square feet, respectively.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.075 (Single Family 6,000); and 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: SF6

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF6 – Single Family Residences
EAST: SF6 – Single Family Residences
SOUTH: SF6 – Single Family Residences
WEST: SF6 – Single Family Residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (areas of minimal flooding)
SLOPE/DRAINAGE: project area is flat
SEISMIC ZONE: The closest fault is over 500 feet away

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: One acre
EXISTING PRIMARY USE: Single family residence
PROPOSED STRUCTURE SIZE: 2,681 square feet

REQUIRED SETBACKS: Front = 20 feet, Side = 5 feet, Rear = 10 feet
VARIANCES REQUESTED: None

DISCUSSION: The subject parcel is one acre in size and is developed with a single-family residence and several accessory structures. The primary residence was originally constructed in the late 1920's and most recently, a 12 x 16 shed was constructed on the property. The primary residence is 2 stories and is 2,302 square feet in size. The Applicant is seeking to demolish or remove all accessory structures with the exception of two sheds totaling 408 square feet and to construct a 2,681 square foot garage and storage area. Per CCMC 18.05.055(7) and (8) when the cumulative area of detached accessory buildings exceeds 75 percent of the size of the primary structure or exceeds 5 percent of the total lot area, a SUP is required. The proposed cumulative square footage of all accessory structures is 3,089 square feet and is equal to approximately 134.19 percent of the primary structure and 7.1 percent of the lot area. Per CCMC 18.02.080, the Planning Commission has the authority to approve a SUP upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 66 property owners within 300 feet of the subject site on January 19, 2024. As of the date of writing of this report, staff has not received any inquiries regarding this application. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 31, 2024 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 and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Carson City Public Works Department, Engineering Division (“Development Engineering”):

Development Engineering 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 has no preference or objection to the special use permit request and does not offer any conditions and 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 proposed project will have a negligible impact on pedestrian and vehicular traffic. The driveway will be required to be paved per Carson City Development Standards.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on City water, sanitary sewer, and storm drain services.

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

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

- The garage must have a paved driveway.

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

The project will meet engineering standards for health and safety if conditions are met.
Earthquake faults: There are no known earthquake faults within 200 feet of the project.
FEMA flood zones: The project is in a FEMA X flood zone with no special requirements.
Site slope: The site is relatively level.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information
The plans and reports provided were adequate for this analysis.

Fire Department:

The Carson City Fire Department offers the following which will need to be addressed at the time of building permit:

- The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

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 Medium 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 two existing sheds that will remain comply with the accessory structure setbacks. If the SUP request is approved, there will be a total of three detached accessory structures located on the property. The new detached accessory structure will conform to CCMC and will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood. The accessory building will allow for vehicles and other personal items to be stored inside a structure.

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

The proposed project will have a negligible impact on pedestrian and vehicular traffic. The driveway will be required to be paved per Carson City Development Standards.

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 building does not constitute a change of use. The land use will continue to be single-family residential. The project will not require modifications to the existing storm drain infrastructure. The sewer and water utilities for the proposed restroom will tie into the existing service and will not have a negative impact on services. 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.

Since there is no change of use and the detached accessory building is allowed accessory to the primary single-family residence, the primary consideration is related to the size of the proposed structure. The accessory building will be set back more than 64 feet from the front, 18.8 feet from the side, and 22.75 feet from the primary residence and will comply with all other applicable standards.

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

The request for an accessory structure of this size will not be detrimental to public health, safety, convenience, and welfare. The structure will be constructed in compliance with the zoning code and development standards.

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 accessory structure is proposed to be located internal to the site and will exceed the setbacks for a primary residence within the SF6 zone. Proposed setbacks are 18.8 feet from the west property line, over 64 feet from the south property line, is separated from the north property line by the primary residence and will be more than 100 feet from the east property line. The proposal complies with all required setbacks, height limits, and will be accessed from Molly Drive. The proposed cumulative square footage of the accessory structure will not result in material damage or prejudice to other property in the vicinity. The structures comply with the required setbacks, height limitations, and all other applicable standards.

Attachments:

Application LU-2023-0449

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

DEC 21 2023

CARSON CITY
DIVISION

SPECIAL USE PERMIT

FILE

APPLICANT PHONE #
Janel Johnson 775-230-2130

MAILING ADDRESS, CITY, STATE, ZIP
2108 Molly Dr, Carson City, NV 89706

EMAIL ADDRESS
janelj54@gmail.com

PROPERTY OWNER PHONE #
Janel Johnson & Reese Tietje 775-230-2130

MAILING ADDRESS, CITY, STATE, ZIP
2108 Molly Dr, Carson City, NV 89706

EMAIL ADDRESS
janelj54@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

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.

Project's Assessor Parcel Number(s):

002-212-06

Street Address

2108 Molly Dr, Carson City, NV 89706

Project's Master Plan Designation

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Molly & Karin

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. We would like to build a garage with additional workshop space. The garage is designed to match the historic character of this 100+ year-old home.

The garage includes a loft for storage space and potential future living space. It will also incorporate

PROPERTY OWNER'S AFFIDAVIT

I, Janel Johnson, 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.



2108 Molly Dr, Carson City, NV 89706

Address

11/20/2023

Date

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

STATE OF NEVADA)

COUNTY Carson City)

On November 20, 2023, Janel Denise Johnson 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 Walter Campbell to me that he/she executed the foregoing document.

Notary Public



NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22-1152-05
My Appt. Expires 02/06/2026

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

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

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

ACKNOWLEDGMENT OF APPLICANT

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


Applicant's Signature

Janel Johnson
Print Name

11/20/23
Date

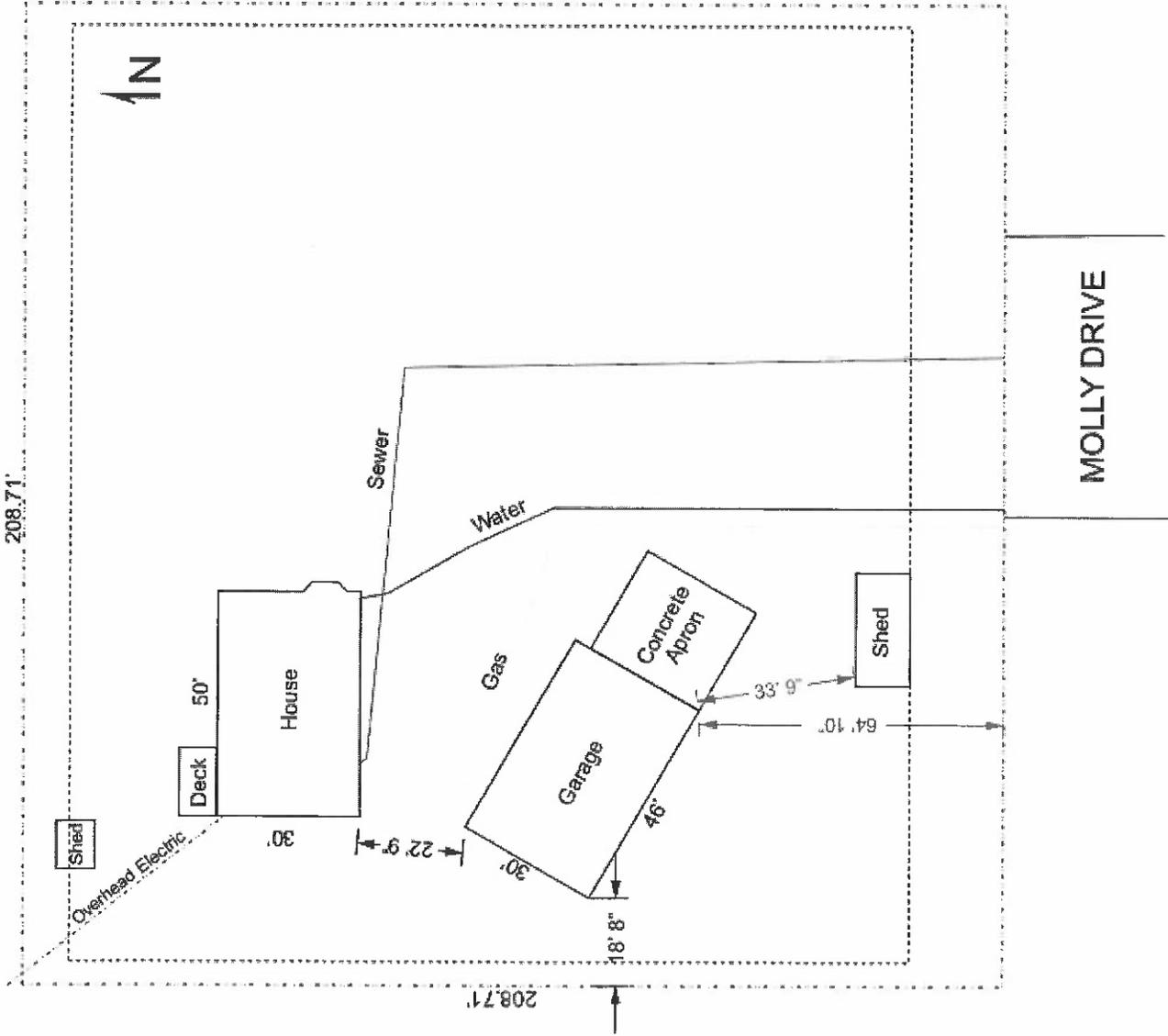
2108 Molly Drive

Garage Construction Project

Setbacks:
Front 20'
Sides 5'
Back 10'

Scale: 1 mm = 1 foot

Prepared by Janel Johnson
10 January 2024



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: Johnson and Tietje Garage

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 (6.1 a)?
- 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 (8.1 a, 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 (9.1 a)?

CHAPTER 7: A CONNECTED CITY

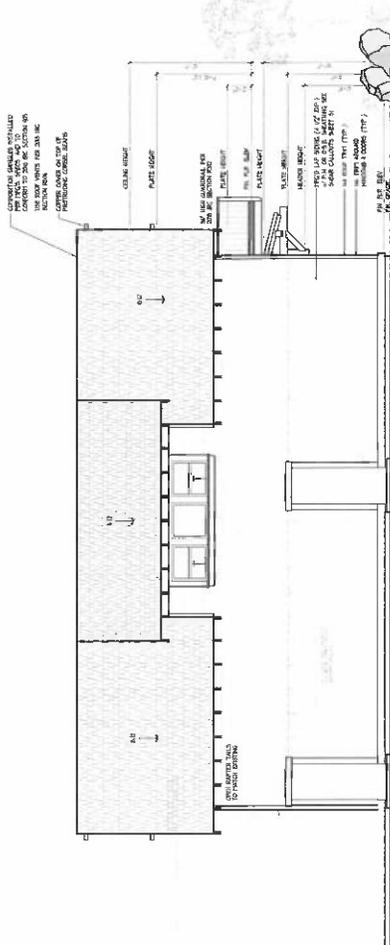


The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

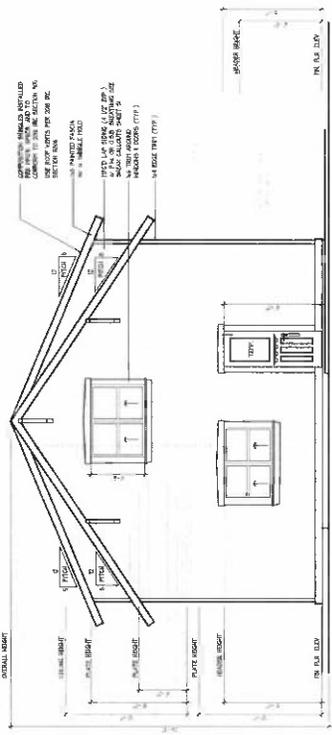
amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

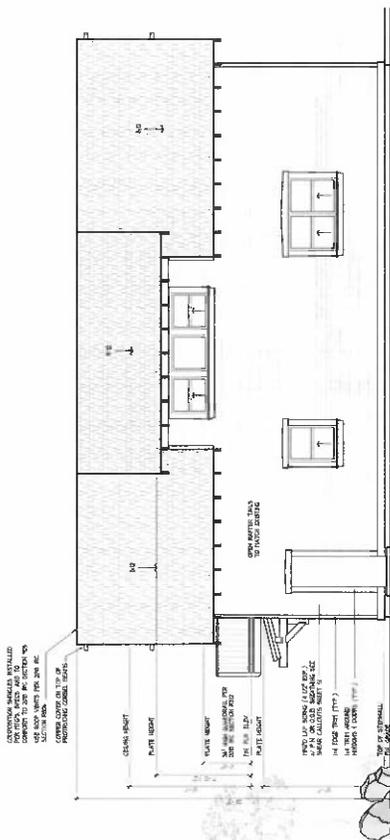
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate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



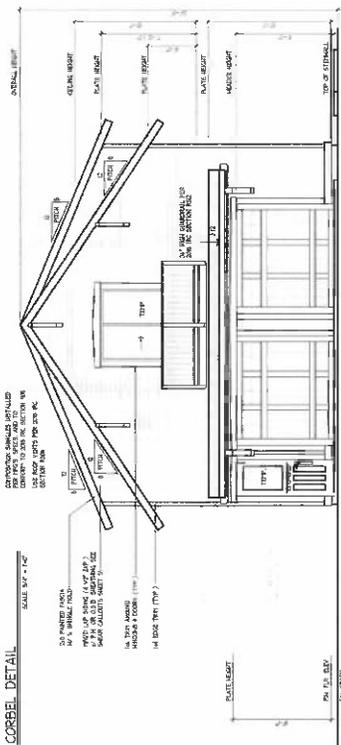
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



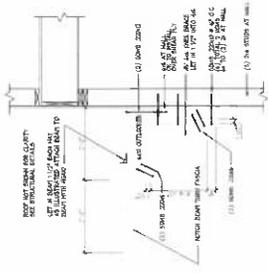
REAR ELEVATION
SCALE 1/4" = 1'-0"



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



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



CORBEL DETAIL
SCALE 1/4" = 1'-0"

NO.	DATE	REVISION	BY

RO Anderson
 ARCHITECT
 1000 14th St. N.
 Minneapolis, MN 55412
 Phone: 612-338-1111
 Fax: 612-338-1112
 Website: www.roanderson.com



JOHNSON AND TIETJE DETACHED GARAGE
 JANEL JOHNSON & REESE TIETJE

EXTERIOR ELEVATIONS
 2108 MOLLY DRIVE
 A.P.N. 002-212-06

DRAWN: CSE
 ENGINEER: RY
 SCALE: 1/4" = 1'-0"
 DATE: 10/27/23 OF 16 SHEETS

2108 MOLLY DR (Orig. \$476,000.00)



View your documents

Documents



Expand your knowledge

Learn More

Education & Goals

Taxes and insurance

Current Escrow Balance **\$289.25**
As of 12/18/2023 [Learn More](#)

Escrow Account Payouts

Show all Upcoming Year to date 2022

Tax **\$300.78**
02/2024

Tax **\$300.78**
07/2024

Tax **\$300.78**
09/2024

Tax **\$300.78**
12/2024

Insurance **\$1,142.00**
08/26/2024

[View details](#)

Upcoming



Tax Details **\$300.78** ▾

Tax Details **\$300.78** ▾

Tax Details **\$300.78** ▾

Tax Details **\$300.78** ▲

Tax Payee CARSON CITY COUNTY ▲

TAX RECEIVER

201 N CARSON ST STE 5

CARSON CITY, NV 89701

(775) 887-2092

Tax ID 00221206

Estimated Tax Assessment \$300.78

Tax Frequency Quarterly

Next Disbursement Due Date 12/2024

Insurance Details **\$1,142.00** ▾
08/26/2024

Year to date



Tax **\$1,173.12** ▲

Tax Payout \$300.78

Applied Date 12/14/2023

Tax Payout \$300.78

Applied Date 09/14/2023

Tax Payout \$302.67

Applied Date 07/27/2023

Tax Payout \$268.89

Applied Date 02/14/2023

Insurance **\$1,142.00** ▾

Property Information

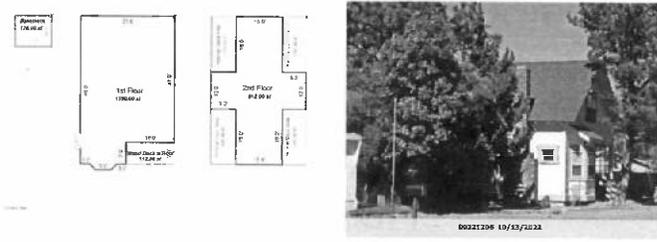
Parcel ID	002-212-06	Parcel Acreage	1.0000
Tax Year	2023	Assessed Value	57,117
Land Use Group	RES	Tax Rate	3.5700
Land Use	310 - Two Single Family Units	Tax Cap	Low Cap
Zoning	SF6	Tax Cap	6/2/2023
Tax District	010	Returned	
Site Address	2108 MOLLY DR	Total Tax Fiscal Year (2023 - 2024)	\$1,205.01
Neighborhood	Book 2, Sunland Vista Area	Total Unpaid All Years	\$801.56

Pay Taxes

Public Notes 2 STORY FIREPLACE, 112 SF WD DECK W/ROOF, LIVING RM, DINING RM, LAUNDRY WITH UTILITY SINK, 22/23: ATTIC CONVERTED TO LIVING SPACE IN 2010.

Photos & Sketches

Parcel Photograph



Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	85,000	78,192	0	163,192
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	85,000	78,192	0	163,192

Assessed Value	Land	Building	Per. Property	Totals
Residential	29,750	27,367	0	57,117
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	29,750	27,367	0	57,117

	New Land	New Const.	New P.P.	
Residential	0	2,669	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	2,669	0	0

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2024						
2024						
Selected Parcel Year 2023						
2023						

No Personal Exemptions

Billing Fiscal Year (2023 - 2024)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/21/2023	\$302.67	\$0.00	\$0.00	\$302.67	\$302.67	\$0.00
2	10/2/2023	\$300.78	\$0.00	\$0.00	\$300.78	\$300.78	\$0.00
3	1/1/2024	\$300.78	\$0.00	\$0.00	\$300.78	\$0.00	\$300.78
4	3/4/2024	\$300.78	\$0.00	\$0.00	\$300.78	\$0.00	\$300.78
Total		\$1,205.01	\$0.00	\$0.00	\$1,205.01	\$603.45	\$601.56

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid
(2023 - 2024)	\$1,205.01	\$603.45	\$601.56
(2022 - 2023)	\$1,077.53	\$1,077.53	\$0.00
(2021 - 2022)	\$807.10	\$807.10	\$0.00
(2020 - 2021)	\$776.74	\$776.74	\$0.00
(2019 - 2020)	\$757.13	\$757.13	\$0.00

Show 5 More (23)

Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)		CURRENT OWNER FOR 2024 (2024 - 2025)	
Name	TIETJE, REESE	Name	JOHNSON, JANEL
Mailing Address		Mailing Address	
Status	Current	Status	Current
CURRENT Mail To FOR 2024 (2024 - 2025)		OWNER FOR 2023 (2023 - 2024)	
Name	JOHNSON, JANEL & TIETJE, REESE	Name	TIETJE, REESE
Mailing Address	2108 MOLLY DR CARSON CITY, NV, 89706	Mailing Address	
Status	Current	Status	Current
		OWNER FOR 2023 (2023 - 2024)	
		Name	JOHNSON, JANEL
		Mailing Address	
		Status	Current
Mail To FOR 2023 (2023 - 2024)			
Name	JOHNSON, JANEL & TIETJE, REESE		
Mailing Address	2108 MOLLY DR CARSON CITY, NV, 89706		
Status	Current		

No Personal Property

Structure 1 of 2

Structure 2 of 2

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2023	534984	GRANT BARGAIN SALE DEED	8/26/2022	BARDSLEY LIVING TRUST JAMES BARDSLEY TARA JOHNSON KATHERINE TODD	JANEL JOHNSON REESE TIETJE	\$620,000
2022	530851	AFFIDAVIT DEATH OF TRUSTEE	3/21/2022	BARDSLEY LIVING TRUST JAMES BARDSLEY	JAMES BARDSLEY TARA JOHNSON KATHERINE TODD BARDSLEY LIVING TRUST	\$0
2021	512965	AFFIDAVIT DEATH OF TRUSTEE	11/13/2020	JAMES BARDSLEY KATHERINE BARDSLEY BARDSLEY LIV TR DTD 8/6/01	BARDSLEY LIVING TRUST JAMES BARDSLEY TARA JOHNSON KATHERINE TODD	\$0

No Genealogy

Taxing Bodies

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	\$654.18
SCHOOL OPER.	0.7500	\$256.07
SCH. DEBT (V)	0.4300	\$146.81
STATE OF NV	0.1700	\$58.04
MEDICAL INDG	0.1000	\$34.14
SR. CIT.	0.0500	\$17.07
CAP.PROJ. (L)	0.0500	\$17.07
SUB-CONSERV.	0.0300	\$10.25
ACCIDENT INDG	0.0150	\$5.12
CO-OP EXT.	0.0128	\$4.37
Tax Entity Total	3.5700	\$1,203.12
EAGLE VLY GRND WTR	0.0000	\$1.89
Special Assessment Total	0.0000	\$1.89
Year Total	3.5700	\$1,205.01



- CITY OPER.
- SCHOOL OPER.
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- STATE OF NV
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- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.
- EAGLE VLY GRND W.

Special Use Permit Findings

5.

Findings. Findings from a preponderance of evidence must indicate that the proposed use:

a.

Will be consistent with the objectives of the Master Plan elements;

The Master Plan does not prohibit the construction of private garages within single-family residence zones.

b.

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;

The existence of a garage on our property is consistent with the development pattern of the neighborhood (all adjacent homes have garages.) The design of the garage is consistent with the historic design of the home. Construction activities will result in slightly increased noise and traffic but that will be limited to daylight hours and will cease once construction is finished. The garage will generally reduce the amount of noise, dust, and fumes from our property by moving power tool use into an enclosed structure.

c.

Will have little or no detrimental effect on vehicular or pedestrian traffic;

Construction activities will result in slightly increased noise and traffic but that will be limited to daylight hours and will cease once construction is finished.

d.

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;

New demand to public water and sewer utilities will come from the addition of one half-bath and one utility sink. Storm drainage from the roof of this garage will be contained on-site by rainwater swales. We do not anticipate our garage placing additional burden on schools, police, fire department, or public roads.

e.

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

Single family residences are allowed to have garages, whether attached or detached.

f.

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

All health and safety regulations and building codes will be followed in this construction.

g.

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

We will not damage any adjacent properties, either during construction or afterward. Building setbacks give adequate room for construction activities without infringing on adjacent properties. Replacing an old mobile home with a nice garage will be generally beneficial to the viewshed and property values in this neighborhood.

h.

The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

Analysis of Accessory Structures

18.05.055 - Accessory structures.

1.

It shall be unlawful to construct, erect or locate in any residential district, private garages or other accessory buildings without a permissive main building, except: a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent building. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one (1) year from the date of issuance of original permit.

The property already contains a primary residence.

2.

A detached accessory structure not exceeding 120 square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A within required side and rear yard setbacks provided such structure, eaves and other projections are at least three (3) feet from property line, and the accessory structure is allowed in the zoning district where it is proposed.

The garage building is more than 120 square feet.

3.

A detached accessory structure one hundred twenty (120) square feet in area up to four hundred (400) square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A, within required side and rear yard setbacks, provided such structure, eaves and other projections are at least five (5) feet from property lines, and the accessory structure is allowed in the zoning district where it is proposed. All accessory structures exceeding four hundred (400) square feet in area in all residential districts must meet standard zoning setback requirements.

The garage building is more than 400 square feet.

4.

On a corner lot facing two (2) streets, no accessory building shall be erected so as to encroach upon the front or street side yard setbacks.

Not a corner lot.

5.

If an accessory building is connected to the main building by a breezeway or other structure, which is not habitable space as defined by the Building Code currently adopted by Carson City, each structure shall meet full yard setback requirements for that district and shall be considered an accessory building and a main structure for calculation of square footage of accessory structures.

Not connected by a breezeway.

6.

A detached accessory structure shall be located not closer to any other building on the same or adjoining lot than allowed by the Building Code and Fire Code as currently adopted by Carson City.

Buildings meet setback requirements from each other and adjacent properties. The primary residence and garage are more than 10 apart so neither requires greater than the standard fire resistance rating.

7.

The cumulative square footage of the accessory building(s) or accessory structure(s) is limited to fifty percent (50%) of the total square footage of the primary building excluding the basement. [If the cumulative square footage of the accessory building(s) or accessory structure(s) is more than fifty percent (50%) and not greater than seventy-five percent (75%) of the total square footage of the primary building excluding the basement approval by administrative permit is required. If the cumulative square footage of the accessory building(s) or accessory structure(s) exceeds seventy-five percent (75%) of the total square footage of the primary building excluding the basement approval by special use permit is required. Accessory farm building(s) or structure(s) may be excluded from additional review as provided under Title 18.05.050 Accessory Farm Structures.

Existing Structures	Sq ft		Final Structures	Sq ft
Primary Residence	2302	Retain	Primary Residence	2302
Mobile Home	720	Demolish		
Storage Shed	288	Retain	Storage Shed	288
Storage Shed	120	Retain	Storage Shed	120
Storage Shed	80	Demolish		
Storage Shed	80	Demolish		
Kennel?	100	Demolish		
		New	Garage (Main)	1360
		New	Garage (Loft)	937
Total Accessory	1388			2750 (119%)
Total Acc Footprint	1388			1768 (77%)

8.

Accessory structure(s) shall not exceed five percent (5%) of the parcel size on parcels twenty-one thousand (21,000) square feet or larger, unless approved prior to issuance of a building permit by Special Use Permit.

Lot = 43560 sq ft

5% of lot = 2178 sq ft

Footprint of accessory structures = 1768 sq ft

9.

Accessory Farm Structures exceeding five percent (5%) of the parcel size on parcels zoned one (1) acre or larger may be exempted under Title 18.05.050 Accessory Farm Structures from Special Use Permit approval requirements.

No accessory farm structures

10.

A maximum of five (5) parking bays within detached accessory structure(s) are allowed on the same lot unless approved prior to issuance of a building permit by approval of a Special Use Permit.

There will be 2 parking bays within the garage.