



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

AUTHORIZATION FOR WATCHMAN'S QUARTERS

FILE # _____

I, _____, the undersigned, hereby apply to the Planning Division for authorization to utilize a Watchman's Quarters on property zoned _____, located at _____, Assessor's Parcel Number _____.

Pursuant to Carson City Municipal Code (CCMC), Section 18.05.035 Watchman's Quarters, to facilitate increased security within the Industrial, Commercial, Agriculture and Conservation Reserve zoning districts, a watchman's quarters may be authorized as an accessory use under the following conditions:

- _____ 1. The watchman's quarters must clearly be an accessory to the main use.
- _____ 2. The watchman's quarters are limited to one family.
- _____ 3. The watchman's quarters may be required to be removed at any time if not in compliance with any conditions of the approval.
- _____ 4. Additional conditions of approval may be required by the Director to insure compatibility with adjacent uses.
- _____ 5. A watchman's quarters may be a manufactured home or a site constructed home.
- _____ 6. The use of a recreational vehicle as a watchman's quarters is prohibited.

Applicant/Owner Signature

Print Name

Date

This application is approved to place a watchman's quarters on the property described above. This permit does not become effective until all applicable permits and approvals by all interested departments have been issued and required inspections made and approved.

Community Development Director

Date

WATCHMAN'S QUARTERS MOBILE HOME/ACCESSORY STRUCTURE SITE PLAN CHECKLIST

All applicants for a permit for placement of a mobile home or use of an accessory structure as a watchman's quarters must attach a site plan that includes the following:

1. Plot plan drawn to scale:
 - a. Minimum size paper is 8½" x 11".
 - b. Applicant's name, address, phone number and e-mail address.
 - c. Minimum scale is 1" = 20'; include North arrow.
 - d. Means of street access and street names.
 - e. Assessor's parcel number and zoning district noted.
2. Show entire parcel. Include all setbacks (distances between buildings, and distances between buildings and property lines).
3. Show existing improvements (if applicable):
 - a. Curb and gutter, sidewalk, edge of pavement and driveway.
 - b. Show distance of items "a" to property line.
 - c. Show location of all utilities, including septic systems and well (if applicable).
 - d. Show all buildings and mobile homes on the same property and dimension distances.
 - e. Show the type and location of all improvements proposed to be constructed.
4. All development permits must be developed in accordance with the existing codes and standards of the Carson City Building, Health, Planning, and Fire departments as adopted by Carson City.
5. All development, in accordance with the City approved site plan, shall begin only after necessary approvals have been secured.