

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 _____, Assessors's Parcel Number _____.

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

- _____ 1. The quarters must clearly be accessory to the main use.
- _____ 2. The quarters may be included within the main structure(s).
- _____ 3. There shall be no payment of rent by the occupant of the quarters.
- _____ 4. The quarters are limited to one family.
- _____ 5. The quarters will be reviewed every two years for compliance with this code by the Planning Director, and, if no longer necessary or not in compliance, the quarters will be removed or corrected. The quarters may be required to be removed at any time if not in compliance with any conditions of the approval.
- _____ 6. Additional conditions of approval may be required by the Planning Director to insure compatibility with adjacent uses.

Applicant/Owner Signature

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

COPY OF AUTHORIZATION TO BE PLACED IN TICKLER FILE FOR REVIEW ON _____.

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.