

**City of Carson City
Agenda Report**

Date Submitted: October 27, 2009

Agenda Date Requested: November 5, 2009

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Public Works-Planning Division

Subject Title: Action regarding an appeal of the Planning Commission's decision denying a Variance application, VAR-09-071, from Aurelio Acebedo to reduce the required side property line setback from nine feet to three feet, to allow an existing patio cover on property zoned Single Family 6,000, located at 1050 Glacier Drive, APN 010-432-18. (VAR-09-071) (Jennifer Pruitt)

Summary: The applicant constructed a patio cover structure of 656+ square feet without the required permits. The applicant applied for a Variance after the fact, as a result of enforcement action by the Building Division. The Planning Commission denied the subject Variance application on a vote of 5:0. The Board of Supervisors can uphold, reverse or modify the Commission's decision to deny the variance request.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Denied the Variance application on September 30, 2009 by a vote of 5 ayes, 0 nays, and 1 absent.

Recommended Board Action: I move to uphold the Planning Commission's decision denying a Variance application, VAR-09-071, a request from Aurelio Acebedo to reduce the required side property line setback from nine feet to three feet to allow an existing patio cover on property zoned Single Family 6,000, located at 1050 Glacier Drive, APN 010-432-18, based on the findings for denial contained in the staff report to the Planning Commission.

Explanation for Recommended Board Action: Decisions of the Planning Commission may be appealed to the Board of Supervisors per CCMC 18.02.060. See the attached staff memo and Planning Commission staff report for more explanation on the proposed action and the Planning Commission's rationale for denying the application.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.060 (Appeals); CCMC 18.04.190 (Residential District Intensity and Dimensional Standards).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

1) If the Board of Supervisors finds that the appeal as presented by the applicant has no merit, the Board of Supervisors hereby dismisses the applicant's request; or

If the Board of Supervisors finds that the Planning Commission erred in its decision:

"I move to reverse the Planning Commission's decision and approve Variance VAR-09-071 subject to the recommended conditions as presented by staff."

2) If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration on the application by the Planning Commission, refer the matter back to the Planning Commission.

- Supporting Material:**
- 1) Staff Memo to Board of Supervisors
 - 2) Appellant's letter of appeal and justification
 - 3) Planning Commission Case Record
 - 4) Planning Commission packet
 - 5) Draft Planning Commission minutes

Prepared By: Janice Brod, Management Assistant V

Reviewed By: [Signature]
(Planning Division Director)
[Signature]
(Public Works Director)
[Signature]
(City Manager)
Melanie Buketta
(District Attorney's Office)

Date: 10/27/09
Date: 10-27-09
Date: 10-27-09
Date: 10-27-09

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)

MEMORANDUM

TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: November 05, 2009

SUBJECT: MISC-09-081 (VAR-09-071) – Appeal of the Planning Commission’s decision to **DENY** a Variance request to allow the required side property line setback reduced from nine feet to three feet to allow an existing patio cover within the Single Family 6,000 (SF6) zoning district.

BACKGROUND:

The applicant has submitted documentation stating that the patio cover was built starting two years ago without the required building permit. The patio cover is shown on submitted drawings as 26 feet by 25 feet three inches or an overall size of 656.5 square feet. Had a building permit been secured prior to the construction of the patio cover, the required setback information would have been provided, ensuring the location of the patio cover in compliance with the required setbacks, or avoiding construction entirely if it could not be located outside the setbacks, until a request for a Variance could be reviewed.

- On September 29, 2008, the applicant was “red tagged”, which is a notice to stop work, by a Building Department inspector and notified that because of the size, the patio cover required a permit from the Building Division.
- On October 17, 2008, a building permit application was received in the Building Division.
- On October 24, 2008, the Building, Engineering and Planning Divisions had deficiency comments regarding the building permit submittal, including that the structure did not meet setback requirements.
- In August of 2009, the applicant was issued a citation from the Building Division.
- On August 17, 2009, the applicant submitted the Variance application to the Planning Division.
- On September 30, 2009, the Planning Commission reviewed and DENIED the Variance request unanimously.
- On October 07, 2009, the applicant applied for the subject appeal.

Refer to the attached staff report for a complete background on the Variance application.

APPEAL APPLICATION:

Carson City Municipal Code 18.02.060 Appeals states:

(4) Procedures for Filing an Appeal

(a) Standing for Filing An Appeal. Any project applicant or any aggrieved party may file an appeal as specified in this Section provided that the appellant has participated in the administrative process prior to filing the appeal.

(b) Issues for an Appeal. Issues not addressed in the public hearing stage of the administrative process for a project which is being appealed may not be raised as a basis for

the appeal unless there is substantial new evidence which has become available accompanied by proof that the evidence was not available at the time of the public hearing. If new information is submitted to the Board, the application shall be referred back to the Commission for further appeal, review and action.

(c) Appeal Application. All appeal applications shall be filed in writing with a letter of appeal to the Director.

(1) The letter of appeal and application shall be submitted within 10 days of the date of the staff or Commission decision for which an appeal is requested.

(2) The appeal letter shall include the appellant's name, mailing address, and daytime phone number and shall be accompanied by the appropriate fee.

(3) The letter shall specify the project or decision for which the appeal is being requested. The letter shall indicate which aspects of the decision are being appealed. No other aspect of the appealed decision shall be heard.

(4) The letter shall provide the necessary facts or other information that support the appellant's contention that the staff or Commission erred in its consideration or findings supporting its decision.

The appellant has clearly addressed the above noted information, with the exception of item #4. As noted in the discussion below, the appellant has honestly placed the error upon himself as a self imposed mistake, as it relates to the constructed patio cover.

DISCUSSION:

The appeal letter provided by the applicant addressed the contention of the appellant, that the mistake was self imposed. The appellant is requesting approval of the Board of Supervisors for the requested Variance, VAR-09-071, which would allow the structure in question to remain on site, subject to building permit approval. Support by the appellant, that the staff or Commission erred in its consideration or findings supporting its decision, was not provided. At the Planning Commission meeting, there was no public comment regarding the Variance request, however staff received an opposition letter from a property owner in the vicinity, which has been included with the staff report.

A Variance is a zoning procedure which grants a property owner relief from certain provisions of a zoning ordinance, when, because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, **self-imposed hardship** or a desire to realize a monetary gain and/or excessive profit.

Per Title 18.02.085(5), Variance, the required findings to be met are as follows:

- a. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;
- b. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant;
- c. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

During the Planning Commission meeting, discussion by Commissioners focused on the unfortunate circumstance of the applicant. The Planning Commission also suggested possible modifications to the patio cover structure as a solution to the setback issue. However, the Planning Commission identified the self imposed hardship noted by staff and the applicant, did not warrant the approval of VAR-09-071.

STAFF RECOMMENDATION:

Per the Carson City Municipal Code Section 18.02.060(2), the Board of Supervisors may affirm, modify or reverse the decision of the Planning Commission. Staff recommends that the Board of Supervisors uphold the unanimous decision of the Planning Commission, to deny the Variance application, VAR-09-071, subject to the findings contained in the staff report.

STAFF SUMMARY:

Staff clearly understands the unfortunate circumstance that the applicant finds himself in as a result of building the structure without the required building permit. However, the burden of proof is required of the applicant to meet the questions of the Planning Commission and prove a viable hardship meeting the Title 18 standards described above. Please see the Findings section of the Variance staff report (page 5-6), for Staff's analysis of these findings.

ALTERNATIVES

1) If the Board of Supervisors finds that the appeal as presented by the applicant has no merit, the Board of Supervisors hereby dismisses the applicant's request; or

If the Board of Supervisors finds that the Staff or the Planning Commission erred in its decision:

“I move to reverse the Planning Commission's decision and approve Variance VAR-09-071 subject to the recommended conditions as presented by staff.”

2) If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration on the application by the Planning Commission, refer the matter back to the Planning Commission.

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: September 30, 2009

AGENDA ITEM NO.: H-4

APPLICANT(s) NAME: Aurelio Acebedo
PROPERTY OWNER(s): Aurelio Acebedo

FILE NO. VAR-09-071*

ASSESSOR PARCEL NO(s): 010-432-18
ADDRESS: 1050 Glacier Drive

APPLICANT'S REQUEST: Action to consider a Variance application to vary the required side yard setback for a patio cover on property zoned Single Family 6000 (SF6).

COMMISSIONERS PRESENT: KIMBROUGH MULLET VACANT
 DHAMI REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt **REPORT ATTACHED**
STAFF RECOMMENDATION: **DENIAL**
APPLICANT REPRESENTED BY: Aurelio Acebedo

**APPLICANT/AGENT WAS
PRESENT AND SPOKE**

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT AND DOES NOT AGREE TO THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS.

No persons spoke in favor or in opposition of the proposal.

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

N/A

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO DENY WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Reynolds **SECOND:** Mullet **PASSED:** 5 /AYE 0 /NO 0/ABSTAIN 1/ABSENT

CARSON CITY PLANNING COMMISSION
Minutes of the September 30, 2009 Meeting
Page 1

DRAFT

A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, September 30, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Steve Reynolds
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are available for review, in the Clerk-Recorder's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:02:05) - Chairperson Kimbrough called the meeting to order at 5:02 p.m. Roll was called; a quorum was present. Commissioner Wendell was absent. Commissioner Vance arrived at 5:15 p.m. Vice Chairperson Mullet led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - August 26, 2009 (5:02:57) - Commissioner Reynolds moved approval of the minutes. Vice Chairperson Mullet seconded the motion. Motion carried 4-0.

C. MODIFICATION OF AGENDA (5:03:17) - None.

D. PUBLIC COMMENTS (5:03:28) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:04:11) - None.

F. DISCLOSURES (5:04:22) - None.

G. CONSENT AGENDA (5:04:34) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the consent agenda items for the benefit of the public. Chairperson Kimbrough entertained requests to hear items separate from the consent agenda and, when none were forthcoming, a motion. **Commissioner Reynolds moved approval of the consent agenda. Vice Chairperson Mullet seconded the motion. Motion carried 4-0.**

G-1. SUP-09-074 ACTION TO APPROVE A SPECIAL USE PERMIT REQUEST FROM DANIEL SCHULTE, OF YESCO MEDIA (PROPERTY OWNER: WESTERN STATES STORAGE c/o CABBILL INVESTMENTS) TO RENEW AN EXISTING BILLBOARD, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5853 SOUTH CARSON STREET, APN 009-304-06

CARSON CITY PLANNING COMMISSION

Minutes of the September 30, 2009 Meeting

Page 2

DRAFT

G-2(A) SUP-09-064 ACTION TO CONTINUE A SPECIAL USE PERMIT REQUEST FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD PARTNERSHIP MANAGEMENT SERVICES, LLC) TO DEVELOP HILLSIDE LOTS AS PART OF A TENTATIVE SUBDIVISION MAP WITHIN A DESIGNATED SKYLINE AREA, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), APN 007-092-12

G-2(B) VAR-09-065 ACTION TO CONTINUE A VARIANCE APPLICATION FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD PARTNERSHIP MANAGEMENT SERVICES, LLC) TO EXCEED THE 360-FOOT STANDARD DEPTH LIMIT ON LOTS AS PART OF A TENTATIVE SUBDIVISION MAP, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), APN 007-092-12

G-2(C) TSM-09-063 ACTION TO CONTINUE A TENTATIVE SUBDIVISION MAP APPLICATION FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD PARTNERSHIP MANAGEMENT SERVICES, LLC) FOR A SUBDIVISION KNOWN AS LAKEVIEW GATED ESTATES TO CREATE 15 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE OPEN SPACE LOT ON 60.11 ACRES OF PROPERTY, ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED EAST OF THE TERMINUS OF BUCKSKIN ROAD, APN 007-092-12

H. PUBLIC HEARING MATTERS:

H-1. ACTION TO ADOPT A RESOLUTION RECOGNIZING AND COMMENDING CONNIE BISBEE FOR FOUR YEARS OF SERVICE ON THE CARSON CITY PLANNING COMMISSION (5:08:05) - Chairperson Kimbrough introduced this item, read the language of the resolution into the record, and entertained a motion to adopt it. Commissioner Reynolds moved to adopt a resolution commending Commissioner Connie Bisbee for her four years of service. Vice Chairperson Mullet seconded the motion. Motion carried 4-0.

H-2. SUP-09-011 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM CARSON CITY PUBLIC WORKS (PROPERTY OWNER: STATE OF NEVADA) TO CONSTRUCT A NEW CARSON CITY WATER PRODUCTION WELL (#50), ON PROPERTY ZONED PUBLIC (P), LOCATED AT 7345 BIGELOW DRIVE, APN 010-281-46 (5:11:02) - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda report in conjunction with displayed slides. She provided an overview of e-mail correspondence from Jay Foremaster, copies of which were included in the agenda materials. She noted staff's recommendation of approval in consideration of the findings made by the applicant. She introduced Deputy Public Works Director Ken Arnold. In response to a question, Ms. Pruitt and Mr. Plemel provided additional clarification regarding the requirement for the special use permit. In response to a question, Mr. Benton explained the reduction in water connection fees as recently passed by ordinance. Mr. Arnold responded to questions regarding Mr. Foremaster's concerns. Discussion took place regarding the possibility of using an associated service road as a trail.

Mr. Arnold acknowledged agreement with the special use permit conditions of approval as outlined in the staff report. Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion. Vice Chairperson Mullet moved to approve SUP-09-011, a special use permit application from Ken Arnold, Carson City Public Works (property owner: State of Nevada), to approve a

CARSON CITY PLANNING COMMISSION
Minutes of the September 30, 2009 Meeting
Page 3

DRAFT

municipal production well and associated wellhead, bollards to protect the wellhead, equipment vault, transformer, and an antenna, on property zoned Public, subject to the conditions of approval and based on the findings contained in the staff report. Commissioner Vance seconded the motion. Motion carried 5-0.

H-3. SUP-09-075 ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM COSTCO WHOLESALE FOR PERMANENT OUTSIDE SALES AND DISPLAY, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 700 OLD CLEAR CREEK ROAD, APN 009-32-14 (5:21:07) - Chairperson Kimbrough introduced this item. Mr. Plemel reviewed the agenda report in conjunction with displayed slides. He noted condition of approval 8, limiting outdoor display to the locations indicated on the submitted site plan. He noted staff's recommendation of approval based on the findings and subject to the conditions included in the staff report. Discussion took place regarding the vehicles which are regularly displayed to the left of the Costco main entrance, and Mr. Plemel noted that condition of approval 8 would cover outdoor display under the entire main entrance canopy. He acknowledged that outdoor display is permitted at The Home Depot as a conditional use.

Chairperson Kimbrough noted there was no Costco representative present in the meeting room. Mr. Plemel acknowledged that a copy of the staff report was provided to the applicant. Chairperson Kimbrough opened this item to public comment and, when none was forthcoming, entertained a motion. **Commissioner Vance moved to approve SUP-09-075, a special use permit application to allow permanent outdoor display and sales of merchandise in the general commercial zoning district, located at 700 Old Clear Creek Road, APN 009-302-14, based on the findings and subject to the conditions of approval contained in the staff report. Commissioner Reynolds seconded the motion. Motion carried 5-0.**

H-4. VAR-09-071 ACTION TO CONSIDER A VARIANCE APPLICATION FROM AURELIO ACEBEDO TO VARY THE REQUIRED SIDE-YARD SETBACK FOR A PATIO COVER, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 1050 GLACIER DRIVE, APN 010-432-18 (5:29:57) - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda report in conjunction with displayed photographs. She advised that Planning Division staff has worked with the property owner over the past year, after having been notified of the Building Division's issuance of a red tag. She further advised that the property owner was informed of staff's recommendation of denial of the subject variance. She noted the difficulty associated with the decision.

Chairperson Kimbrough noted that plans were drawn and a building permit application submitted after the structure was built. In response to a question, Ms. Pruitt explained that staff review begins upon submission of a building permit application. She further explained that the agenda materials are reflective of efforts to address the deficiencies. She reiterated that the applicant built the structure. The applicant has "been in contact with an engineer and has provided the plans, and those have been provided to the building division." Ms. Pruitt advised that the setback issues were the concern of the Planning Division. She advised that the variance application process is the method by which setback issues are usually addressed prior to construction. She acknowledged "everything is after the fact in this case." She further acknowledged the understanding that the structure is compliant with all other regulations, except for the setback requirements.

CARSON CITY PLANNING COMMISSION
Minutes of the September 30, 2009 Meeting
Page 4

DRAFT

Ms. Pruitt acknowledged that the purpose for the staggered setbacks, in the applicant's subdivision, was to ensure 12 feet between structures even though the property line is not centered in that setback. She advised that the Mountain Park subdivision also has staggered setbacks. She further advised that, at the time the parcel maps in the subject subdivision were approved, the Carson City Municipal Code specifically addressed staggered setbacks. In response to a question regarding subdivisions with "traditional setbacks," she acknowledged that ten feet would be "a normal spacing between residences ..."; five feet on each side. In response to a further question, she advised that 2 feet is the maximum an eave can encroach into a setback.

(5:41:29) Aurelio Acebedo acknowledged having made "a big mistake for not asking the right people." He advised of having "asked a few people," who informed him he did not need a building permit. He further advised of having built the structure himself, anticipating it would be no problem. He further advised of having saved the money for a period of two years to build the structure, and "everything went wrong." He requested the commission's approval of the variance application.

In response to a question, Mr. Acebedo expressed the belief that neither of his next-door neighbors had complained about the structure. Ms. Pruitt advised that the e-mail correspondence, included in the agenda materials, expressing opposition to the structure was received from the property owner directly across the street. Said property owner also owns a residence two houses from the subject residence. Chairperson Kimbrough discussed the difficulty associated with the decision. Based on the displayed slides, he recognized Mr. Acebedo's construction skills. In response to a question, Mr. Acebedo advised of having seen a similar structure in Virginia City which inspired him to build the subject structure. He acknowledged having built the trusses. In response to a further question, he advised that he works for Waste Management. In response to a further question, he advised that friends helped him with the engineering calculations for the trusses. Chairperson Kimbrough noted the wood beams used for the trusses were "way over spec," and expressed confusion over Mr. Acebedo's not knowing whom to ask about a building permit. Mr. Acebedo acknowledged he was unaware of the requirement for a building permit. He expressed understanding that he should have asked other people, and again acknowledged his mistake. In reference to his narrative included in the agenda materials, he acknowledged having understood that the structure would not require a building permit "if it was not attached to the house."

Commissioner Vance noted the requirement for the commission to make findings in order to grant the variance application. He further noted the "self-imposed hardship ... is just not a valid, legal reason." In response to a question, Ms. Pruitt advised of an "exception to the rule," pursuant to the Carson City Municipal Code, especially if the accessory structure is less than 400 square feet. In this case, due to the size of the accessory structure, the Carson City Municipal Code requires the setbacks to be the same as for the primary residence structure. Commissioner Reynolds expressed agreement with Commissioner Vance's and Chairperson Kimbrough's comments regarding the unfortunate situation in which the subject item places the commission. Vice Chairperson Mullet suggested possible modifications to the structure to "salvage this without having to take it all down." Mr. Acebedo explained that "everything is together. I can't cut it ..." He expressed concern over investing more money into the structure than he already had.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. Vice Chairperson Mullet inquired as to a method by which to modify the structure in order to avoid the applicant having to remove it. Ms. Pruitt expressed confidence that the structure could be modified, and recommended that the applicant meet with his

CARSON CITY PLANNING COMMISSION
Minutes of the September 30, 2009 Meeting
Page 5

DRAFT

engineer. Chairperson Kimbrough expressed regret over the situation, and discussed the commission's responsibility to support City regulations, which purpose are to protect property owners. He expressed concern over establishing an "ask for forgiveness instead of permission" precedent. He assured Mr. Acebedo that none of the commissioners were happy to deny the variance application, and entertained a motion. Commissioner Reynolds suggested the subject application represented a "significant variance as opposed to one of ten or twenty percent of the distance." He suggested the possibility that less of a variance might be approved. Commissioner Reynolds expressed regret over the unfortunate situation, and **moved to deny VAR-09-071, a request to reduce the required side property line setback from nine feet to three feet to allow an existing patio cover, on property zoned single family 6,000, located at 1050 Glacier Drive, APN 010-432-18, based on the findings for denial contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 5-0.** At Chairperson Kimbrough's request, Mr. Plemel reviewed the appeal process. Chairperson Kimbrough encouraged Mr. Acebedo to pursue the appeal process.

H-5. SUP-09-076 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM ED SILSBY FOR ACCESSORY STRUCTURES THAT EXCEED 75 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE AND FIVE PERCENT OF THE LOT AREA, ON PROPERTY ZONED SINGLE FAMILY 12,000 (SF12), LOCATED AT 2642 BOYLE STREET, APN 009-041-02 (5:56:48) - Chairperson Kimbrough introduced this item, and recessed the meeting at 5:57 p.m. Chairperson Kimbrough reconvened the meeting at 6:00 p.m., and Ms. Pruitt oriented the commissioners to the subject property using a displayed aerial photograph. In response to a question regarding the Fire Department comments included in the agenda materials, Ms. Pruitt expressed the understanding that a boxed-eave design will be required pursuant to the provisions of the wildland urban interface ordinance. Mr. Plemel explained the subject property is in an area identified as wildland urban interface, "as mapped, for the purposes of construction in Carson City." In response to a question, Ms. Pruitt advised that the original building permit was issued in June 2006. She was uncertain as to when construction began. In response to a further question, she explained the time frame associated with building permits. She acknowledged that a special use permit would have also been required in 2006, and provided background information with regard to the same.

(6:09:06) Ed Silsby acknowledged having reviewed the staff report and his agreement with the conditions of approval. In response to a question, he advised he began construction approximately three years ago. He acknowledged the intent to complete the project within the next two years. He further acknowledged having to re-pay the cost of the special use permit. In response to a further question, he provided background information on his carpentry experience.

Chairperson Kimbrough noted there were no public citizens in the audience, and entertained a motion. **Commissioner Vance moved to approve SUP-09-076, a special use permit application from Edward Silsby to allow accessory structures exceeding 75 percent of the primary structure area and exceeding 5 percent of the total lot area for construction of an 840-square-foot building for storage purposes, as a detached structure, on property zoned single family 12,000, located at 2642 Boyle Street, APN 009-041-02, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Vice Chairperson Mullet seconded the motion.** In response to a question, Mr. Plemel advised that construction time frames are regulated by the building code. Mr. Benton advised

CARSON CITY PLANNING COMMISSION
Minutes of the September 30, 2009 Meeting
Page 6

DRAFT

that a perpetually unfinished building would be governed by the nuisance ordinance. Chairperson Kimbrough called for a vote on the pending motion; **motion carried 5-0**. Mr. Silsby acknowledged that the original structure, Alan Marriage's house, was moved from Stewart Street.

H-6. ACTION TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS A PROCLAMATION DECLARING OCTOBER AS COMMUNITY PLANNING MONTH IN CARSON CITY (6:13:39) - Chairperson Kimbrough introduced this item, and Mr. Plemel announced that National Planning Month begins Thursday, October 1st. He provided an overview of the resolution, copies of which were included in the agenda materials. He recognized citizen planners, and expressed appreciation to the commissioners for their investment of time and energy on behalf of the community. He requested the commission's approval of the resolution. Chairperson Kimbrough thanked Mr. Plemel for his kind words, thanked staff for their "wonderful support," and entertained a motion. **Commissioner Reynolds moved to adopt Resolution 2009-PC-5, a resolution of the Planning Commission recommending to the Board of Supervisors a Proclamation declaring October as Community Planning Month in Carson City. Commissioner Vance seconded the motion. Motion carried 5-0.**

I. STAFF REPORTS

I-1. COMMISSIONER REPORTS / COMMENTS (6:17:27) - In reference to the commission's recent approval of outdoor displays and the City's relaxing of "sign and other code" restrictions "in recognition of the current economy," Commissioner Reynolds noted a negative change in the "visual aspects of Carson City." He suggested revisiting some of these decisions in the near future in consideration of "what path are we going to take to get back ... some of the things that are in our master plan about how we'd like the town to look." Commissioner Vance inquired as to the west-facing billboard on Highway 50 West, and Chairperson Kimbrough advised he would look into it.

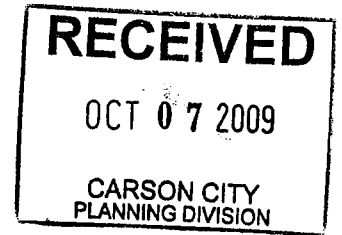
I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION / FUTURE AGENDA ITEMS (6:21:20) - Mr. Plemel reviewed the outcome of items which had been forwarded from the commission to the Board of Supervisors. He announced the Nevada Chapter American Planning Association Conference to be held at the Silver Legacy in Reno on October 7, 8, and 9. He requested interested commissioners to contact the Planning Division.

J. ACTION ON ADJOURNMENT (6:23:49) - Vice Chairperson Mullet moved to adjourn the meeting at 6:23 p.m. Commissioner Reynolds seconded the motion. Motion carried 5-0.

The Minutes of the September 30, 2009 Carson City Planning Commission meeting are so approved this _____ day of October, 2009.

MARK KIMBROUGH, Chair

OCTOBER 6, 2009



LEE PLEMEL, AICP
PLANNING DIVISION DIRECTOR
2621 NORTHGATE LANE , STE 62
CARSON CITY, NV 89706

RE: VARIANCE AURELIO ACEBEDO

DEAR MR. PLEMEL,

I AM FILING AN APPEAL AS I MADE A MISTAKE IN TAKING UPON MYSELF AND LISTENING TO SOMEONE ELSE THAT I DID NOT NEED A PERMIT TO BUILD A STRUCTURE IN MY BACK YARD.

I WOULD LIKE YOU AND THE PLANNING DIVISION TO RECONSIDER THE VARIANCE AS I HAVE PUT A LOT OF LABOR AND EXPENSE INTO PUTTING UP THIS STRUCTURE WHICH HAS COST ME OVER \$10,000 DOLLARS.

I FEEL SINCE THERE WAS ONLY ONE COMPLAINT IN THE SURROUNDING AREA THAT YOU WOULD RECONSIDER THE DECISION AND LET ME NOT TEAR DOWN THE ABOVE MENTIONED STRUCTURE.

THANK YOU,

AURELIO ACEBEDO

A handwritten signature in cursive script that reads "Aurelio Acebedo".

Carson City Planning Division
 2621 Northgate Lane, Suite 62 • Carson City NV 89706
 Phone: (775) 887-2180 • E-mail: plandep@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

RECEIVED

CCMC 18.02

AUG 17 2009

FILE # VAR - 09 - 041

VARIANCE

FEE: \$2,150.00 + noticing fee
 application digital data (all to be submitted once application is deemed complete by staff)

PROPERTY OWNER

AURELIO ACEBEDO
 MAILING ADDRESS, CITY, STATE, ZIP

1050 GLACIER DR.

PHONE # 775-884-1374 FAX #

Name of Person to Whom All Correspondence Should Be Sent
 APPLICANT/AGENT

SAME AS ABOVE
 MAILING ADDRESS, CITY, STATE ZIP

PHONE # FAX #

E-MAIL ADDRESS

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies)
- Application Form
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given, supporting documentation
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)

Application Reviewed and Received By: J. Prout

Submission Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s): 010-432-18 Street Address: 1050 GLACIER DR. ZIP Code

Project's Master Plan Designation: MDR Project's Current Zoning: SF6 Nearest Major Cross Street(s): Desatoya Dr / Gordonia Dr.

Briefly describe your ^{EXISTING} proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

In accordance with Carson City Municipal Code (CCMC) Section: 18.04.190, or Development Standards, Division Section _____, a request to allow a variance as follows: VARY 6' from required 9' setback.

I Aurelio Acebedo am applying for a Variance on a patio cover that I built with out a permit. I built this patio which is free standing and has been engineered. I feel that it is well constructed to my knowledge.

PROPERTY OWNER'S AFFIDAVIT

Aurelio Acebedo, 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.

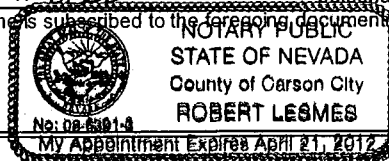
Signature: Aurelio Acebedo Address: 1050 GLACIER DR C.C NV Date: 8-14-09

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
 COUNTY COUNTY CITY)

On AUGUST 14, 2009, AURELIO ACEBEDO 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



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

August 14, 2009

Dear Honorable Judge,

I, Aurelio Acebedo am writing this letter for the billing department regarding my patio cover. I asked a couple of people and they told me that I don't need any permit to have any patio cover unless we attach it to the house. I know we made a big mistake not asking the right people. I'm sorry but what I want to do is fix everything correctly and regarding the property line set box, we asked several people also and they told me we can build it three and a half feet away from the property line. We spent a lot of money on it which consists of all my saving over a two year period. I don't have all the recipes but the ones I went through, I spent \$8000 on supplies and laborers. After all the time and effort and dedication I've put into this project, I would be devastated if I had to tear it all down, I'm just asking for the opportunity to modify it to your regulations without taking it down. I appreciate your time and patience in this matter.

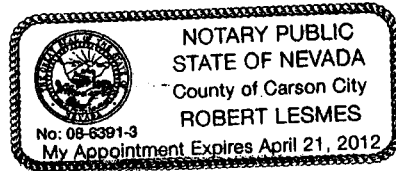
Sincerely,

Aurelio Acebedo
Aurelio Acebedo

STATE OF NEVADA
County of CARSON CITY

Subscribed and sworn/affirmed to before me this 14 day of AUGUST
20 09, by AURELIO ACEBEDO

[Signature]
Notary Public
My Commission Expires 7/21/2012



- 1. Describe the special circumstances applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgement of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.**

I built a structure which only consists of a roof and 4 columns to support it. At the time I built this it was my understanding that the setback requirement was 3 feet, period. As I now understand, the subdivision I live in has staggered setbacks. The setback on one side is 3 feet and 9 feet on the side I built on. At the time I built this, I had no idea each side would be different and built providing a 3 foot setback where I now understand I should have provided 9 feet.

- 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.**

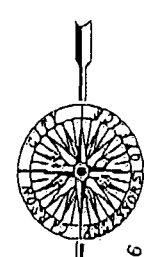
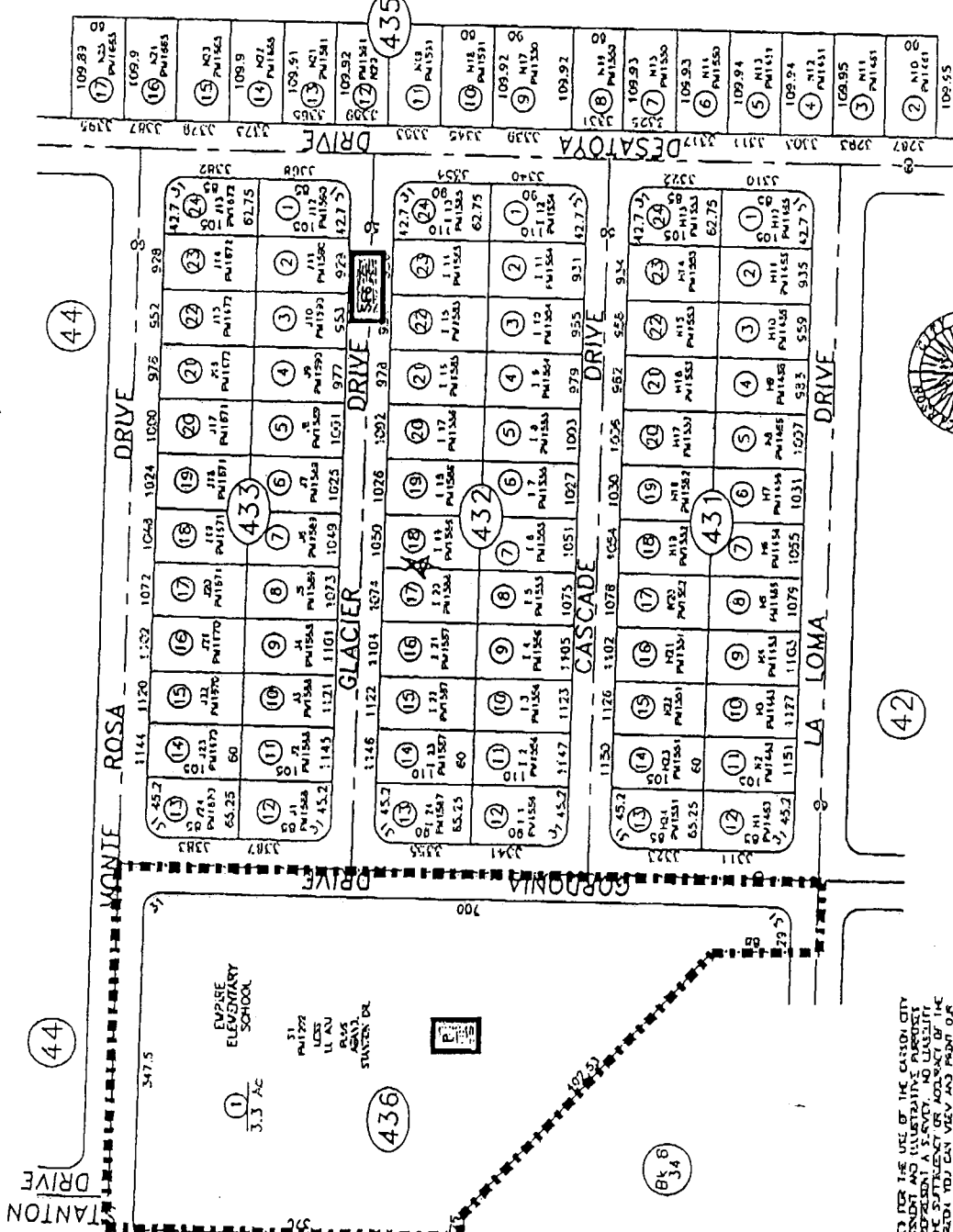
I understand a community must have rules. It is also my understanding that I should be responsible for my own actions. If you were to grant this variance, the justice you do to me would be to allow me to keep the structure I built on my property so that my family and I can enjoy our property.

- 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.**

I do not believe this structure will result in material damage or prejudice to the other properties in the vicinity, nor be detrimental to the public health, safety or general welfare. The structure is on private property, it's in our backyard which is enclosed by a block wall and not easily visible from my neighbor's yard or the street. From my recent understanding of our setbacks, my neighbor's house is 3 feet from our property line/block wall and then our structure is 3 feet from our property line. Our neighbor doesn't see the structure from their house as there are no windows on that side of their house and with only 3 feet of yard they don't use that side for their enjoyment.

PORTION NW1/4 SECTION 15, T.15 N., R.20 E., M.D.B. & M.

10-43



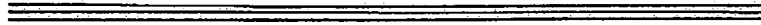
Scale: 1" = 120'
 Revised: 3/13/06

APN PARCELS (0-4375)
 010-435-013 SUP 05-28 (7)
 (modular classrooms)
 MPR-05-210 (3 modular
 classrooms) SUP 04-04
 (modular classrooms)
 U-0107-02 (modular
 classrooms) U-97788-68
 U-9980-20 (modular
 classrooms) U-87288-1
 (school)

CASSON CITY, NEVADA
 THIS MAP IS PREPARED FOR THE USE OF THE CASSON CITY
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
 SHALL BE ASSUMED BY CASSON CITY FOR ANY LOSS OR
 DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE
 USE OF THIS MAP. THE CASSON CITY ASSESSOR'S OFFICE
 IS LOCATED AT 1000 W. 10TH STREET, CASSON CITY,
 NEVADA 89401. PHONE: 775-335-1111. FAX: 775-335-1112.
 WWW.CASSONCITYNEVADA.COM

REVISED
 10-14 8AM Feb 04, 2009

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.



ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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/ Board of Supervisors. 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/Board of Supervisors 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

8-14-09

Date

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2009

FILE NO: VAR-09-071

AGENDA ITEM: H-4

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Request to reduce required side property line setback from nine feet to three feet to allow an existing patio cover within the Single Family 6,000 (SF6) zoning district.

APPLICANT/OWNER: Aurelio Acebedo

LOCATION/APN: 1050 Glacier Drive/010-432-18

RECOMMENDED MOTION: "I move to deny VAR-09-071, a request to reduce the required side property line setback from nine feet to three feet to allow an existing patio cover on property zoned Single Family 6,000, located at 1050 Glacier Drive, APN 010-432-18 based on the findings for denial contained in the staff report."



LEGAL REQUIREMENTS: CCMC 18.02.085 (Variances), 18.02.050 (Review), 18.04.190 (Residential Districts Intensity and Dimensional Standards)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 6,000 (SF6)

KEY ISSUES: Will the proposed reduction in the side yard setback do material damage to adjacent neighborhood? Has a hardship, pursuant to CCMC 18.02.085, been established by the applicant to the satisfaction of the Planning Commission?

SURROUNDING ZONING/LAND USE INFORMATION

NORTH: Single Family 6,000, residential
SOUTH: Single Family 6,000, residential
EAST: Single Family 6,000, residential
WEST: Single Family 6,000, residential

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone C.
- 2 EARTHQUAKE FAULT: Zone II Moderate potential.
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 22 Greenbrae fine sandy Loam, 0-2% slopes

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 6,600 square feet.
- 2 EXISTING STRUCTURE SIZE: Existing single family dwelling unit on site is of 1,288 square feet with an attached 440 square feet garage.
- 3 PROPOSED STRUCTURE HEIGHT: Height is 13 feet, 5 inches in overall height.
- 4 PARKING: No change
- 5 SETBACKS: Required: 20 feet front, 3 feet R side, 9 feet L side, 10 feet rear
Proposed: No change, No change, 3 feet, No change
- 6 VARIANCES REQUESTED: Vary L side yard setback from nine feet to three feet.

ADDITIONAL REVIEWS

None

DISCUSSION:

A variance is a zoning procedure which grants a property owner relief from certain provisions of a zoning ordinance, when, because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, self-imposed hardship or a desire to realize monetary gain and/or excessive profit.

The applicant has submitted documentation stating that the patio cover was built two years ago without the required building permit. The patio cover is shown in submitted drawings as 26 feet by 25 feet three inches or an overall size of 656.5 square feet. Had a building permit been secured prior to the construction of the patio cover, the required setback information would have been provided, ensuring the location of the patio cover in compliance with the required setbacks, or avoiding construction entirely if it could not be located outside the setbacks, until a request for a Variance could be reviewed.

The applicant was “red tagged”, which is a notice to stop work, by a Building Department inspector on September 29, 2008 and notified that because of the size, the patio cover required a permit from the Building Division. A building permit application was received in the Building Division on October 17, 2008. The Building, Engineering and Planning Divisions had deficiency comments which were returned to the applicant on October 24, 2008. The applicant was issued a citation from the Building Division in August 2009 and is currently going through the court proceedings regarding the citation issued. The comments from the Planning Division were related to the requirement for providing detail regarding setback information and meeting those setbacks for construction on the property. It was noted at that time that the patio cover did not meet the **required** setbacks for this zoning district, and that approval of a Variance by the Planning Commission would be required to maintain the patio cover in this location. It was also noted that the applicant would need to provide documentation within the Variance application for the reason(s) why the required setbacks cannot be met.

The applicant submitted the Variance application on August 17, 2009. The submission was determined to be acceptable; the site plan has been accepted and is being presented to the Planning Commission for review.

The subject site was created by the recordation of the Parcel Map #1565. At the time of the recording of the map, it was established that the setbacks were staggered. Staggered setbacks in this instance meant a three foot setback on the north and a nine foot setback of the south. This resulted in a minimum of 12 feet between single family dwelling units, which is consistent throughout this residential neighborhood.

The applicant was informed that Planning Division staff does not support this Variance request, as the information and basis for meeting the required definition and findings in Title 18.03 Definitions, “Variance” and in Title 18.02.085.5 Variance have not been met by the applicant:

Per Title 18.03 Definitions, Variance is defined as follows:

- *A Variance means to request a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon*

demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self imposed hardship is not a legitimate ground or reason for a variance approval.

Per Title 18.02.085(5) required findings to be met are as follows:

- a. *That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;*
- b. *That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant;*
- c. *That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.*

The burden of proof is required of the applicant to meet the questions of the Planning Commission and prove a viable hardship meeting the Title 18 standards described above. Please see the Findings section of this staff report (page 5-6), for Staff's analysis of these findings.

PUBLIC COMMENTS: Public notices were mailed to 62 adjacent property owners within 300 feet of the subject site. One email in **opposition** to the proposed Variance has been received, see attached. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2009, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various City departments and agencies which were received as of September 07, 2009, are included or attached to this report.

Building Division:

- This project shall comply with the Carson City Building Division comments outlined within the October 24, 2008 Development Services combined deficiency letter, and the prescriptive requirements of the *2006 International Residential Code ('06 IRC)*, as they related to placement of a structure in relationship to a property line. The roof

projection, less than 5'-0" distance to the property line shall be protected with 1-hour fire resistance rated construction on the underside. ('06 IRC R302.1 & Table R302.1)

Engineering Division:

- Development Engineering has no preference of objection to the Variance request, and no recommended conditions of approval.

Fire Department:

- The Fire Department has no concerns with the applicant's request.

Health Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Parks and Recreation Department:

- The Parks Department has no comments regarding the proposed project.

FINDINGS: Staff's recommendation of **Denial** is based upon the findings as required by CCMC Section 18.02.085 (Variances) enumerated below and substantiated in the public record for the project.

1. That because of special circumstances applicable to the subject property, including shape, size, topography, and location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.

*The applicant has noted that the structure is built already and at the time of the construction he believed the setback was three feet. This is **not** a special circumstance applicable to the subject property. This subject site does not involve shape, size, topography or location of surroundings, in which would deprive the subject property of privileges. The property is the same shape and size as numerous surrounding properties in the neighborhood. The applicant has **not** satisfied the requirement to avoid special privilege because of special circumstances related to the subject property as other areas are available outside required setbacks for placement of the patio cover.*

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

The applicant states that he understands the community must have rules and regulations. The applicant notes that if this Variance was granted, justice would be done to allow his family to keep the structure on site.

The applicant placed the patio cover on the site without a building permit, being notified by the Building Department that a permit was required after the structure was completed. Had a permit been secured prior to the construction, the applicant would have been notified to re-design the structure to meet the required setbacks or could have modified the dimensions of the proposed structure to fit within the constraints of the parcel or place it in one of the other available locations on site.

3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

This finding of fact cannot be justified; the applicant notes the structure is on private property within a back yard area which is enclosed by a large concrete block wall. The neighbor to the south has a single family dwelling unit three feet from the property line as was required by the Carson City Municipal Code, and is directly impacted by the reduced setback.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (VAR-09-071)
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Parks and Recreation comments



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Carson City Development Engineering Planning Commission Report File Number VAR-09-071

TO: Planning Commission

FROM: *JS* Jeff Sharp, P.E. - City Engineer

DATE: Sept 22, 2009

MEETING DATE: Sept 30, 2009

SUBJECT TITLE:

Action to consider a Variance application from Aurelio Acebedo to reduce the required setbacks to allow a patio cover on property zoned SF6, located at 1050 Glacier Drive, APN 010-432-18.

RECOMMENDATION:

Development Engineering has no preference or objection to the variance request, and no recommended conditions of approval.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.085, Variances:

CCMC 18.02.085 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.085 (5c) - Adverse Affects to the Public

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to public welfare or materially injurious to property or improvements in the neighborhood of the subject if the conditions of approval are met.

H:\EngDept\P&ESHARE\Engineering\Planning Commission Reports\Variances\VAR 09-071 setbacks, 1050 Glacier Dr, apn 010-432-18.doc

ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us



File # (Ex: MPR #07-111)	VAR 09-071
Brief Description	Patio Cover Encroaching Into Side Yard Setback
Project Address or APN	1050 Glacier
Bldg Div Plans Examiner	Don Wilkins
Review Date	Sept 11, 2009
Total Spent on Review	

BUILDING DIVISION COMMENTS:

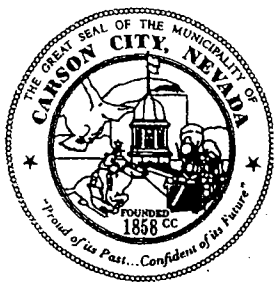
NOTE: *These comments do not constitute a complete plan review, but are merely observations based on the information provided.*

SCOPE OF APPLICATION:

This project involves a request to grant a variance to the side yard setbacks, which would allow the construction of a patio cover to encroach within 3'-0" of the property line.

GENERAL PLAN SUBMITTAL COMMENTS:

1. This project shall comply with the Carson City Building Division comments outlined within the October 24, 2008 Development Services combined deficiency letter, and the prescriptive requirements of the *2006 International Residential Code ('06 IRC)*, as they related to placement of a structure in relationship to a property line. The roof projection, less than 5'-0" distance to the property line shall be protected with 1-hour fire resistance rated construction on the underside. (*'06 IRC R302.1 & Table R302.1*)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

SEP 21 2009

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks and Recreation Director *[Signature]*
Vern L. Krahn, Park Planner *[Signature]*

DATE: September 18, 2009 *[Signature]*

SUBJECT: Parks and Recreation Department's comments for the Wednesday,
September 30, 2009, Planning Commission meeting.

TSM-09-063 SUP-09-064 VAR-09-065	The Open Space Advisory Committee will be reviewing the proposed Lakeview Gated Estates development at its September 28, 2009 meeting. After this meeting, Parks and Recreation Department staff will prepare a memorandum outlining issues addressed by the Committee. In addition, Parks and Recreation Department staff will be at the Planning Commission meeting to answer any questions.
VAR-09-071	No comments.
SUP-09-074	No comments.
SUP-09-075	No comments.
SUP-09-076	No comments.

MEMORANDUM

TO: Community Development
FROM: Duane Lemons, Fire Inspector
DATE: September 9, 2009

SUBJECT: AGENDA ITEMS FOR SEPTEMBER 14, 2009 PLANNING COMMISSION MEETING

We reviewed the agenda items for the September 14, 2009 Planning Commission Meeting and have the following comments:

- VAR-09-071 Aurelio Acebedo We have no concerns with the applicant's request.
- TSM-09-063 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-064 Ltd Partnership, Management Service, LLC We have no concerns with the applicant's request.
- VAR-09-065 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-074 Western States Storage We have no concerns with the applicant's request.
- ZCA-09-072 Carson City Planning Division
- SUP-09-075 Costco Wholesale - The applicant will be required to comply with all codes and ordinances as they relate to this request.
- SUP-09-076 Ed Silsby Through the building plan review process, this Department has informed the applicant numerous times as to the corrections that will need to be made in order to meet the requirements of the Wildland Urban Interface Ordinance. As of September 1, 2009, these corrections have not been made. Until this project is in compliance, it will not be approved.

DL/lb

From: Teresa Hayes
To: MPR Committee
Date: 09/03/2009 4:16 PM
Subject: Planning Commission Sept 30

VAR 09-071

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

SUP 09-074

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

SUP 09-075

Carson City Health and Human Services has no comments regarding the project as described in the packet received, so as long as the scope of products placed outside do not include food products. If food products are to be stored in this location approval should be obtained on a case-by-case basis from Environmental Health. The applicant must meet all applicable codes and ordinances as they apply to this request.

SUP 09-076

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Teresa Hayes, R.E.H.S.

Environmental Health Specialist II

Carson City Health and Human Services

900 E. Long St

Carson City, NV 89706

Phone: (775) 887-2190 ext 30227

Fax: (775) 887-2248

Go Green: Please do not print this e-mail unless you really need to!

Confidentiality Notice: This email message, including any attachments, may contain privileged and confidential information for the sole use of the intended recipient(s). If the reader of this message is not the intended recipient, any unauthorized review, dissemination, distribution, or copying of this email message is strictly prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system

From: Lonny Rittler <lonnyj@jps.net>
To: <JPruitt@ci.carson-city.nv.us>
Date: 09/16/2009 12:47 PM
Subject: File #VAR-09-071-(APN 014-432-180

Dear Ms. Pruitt:

I am OPPOSED to the Variance Request for the above referenced property because the patio cover was constructed to close to the property line without a permit which is detrimental to my properties as well as the neighborhood in general.

I own parcel APN 10-433-07--1039 Glacier Drive which is directly across the street from 1050 Glacier and parcel APN 10-432-16--1104 Glacier Drive which is one house away from the subject property.

Thank you for your attention regarding my opposition to this request.

Sincerely,

Lonny J. Rittler
4819 Marina Drive
Kelseyville, CA 95451-9753
707-277-9046

RECEIVED

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:
CCMC 18.02

AUG 17 2009

CARSON CITY
PLANNING DIVISION

FILE # VAR - 09 - 071

VARIANCE

FEE: \$2,150.00 + noticing fee + CD containing application digital data (all to be submitted once application is deemed complete by staff)

PROPERTY OWNER
AURELIO ACEBEDO

MAILING ADDRESS, CITY, STATE, ZIP
1050 GLACIER DR.

PHONE # FAX #
775-884-1384 C-722-6113

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

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Application Reviewed and Received By: [Signature]

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010-432-18

Street Address ZIP Code
1050 GLACIER DR.

Project's Master Plan Designation
MDR

Project's Current Zoning
SF6

Nearest Major Cross Street(s)
Desatoya Dr / Gordonias

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PROPERTY OWNER'S AFFIDAVIT

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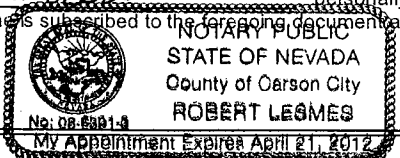
Signature: [Signature] Address: 1050 GLACIER DR C.C NV Date: 8-14-09

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY COUNTY CITY)

On AUGUST 14, 2009, AURELIO ACEBEDO 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



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

August 14, 2009

Dear Honorable Judge,

I, Aurelio Acebedo am writing this letter for the billing department regarding my patio cover. I asked a couple of people and they told me that I don't need any permit to have any patio cover unless we attach it to the house. I know we made a big mistake not asking the right people. I'm sorry but what I want to do is fix everything correctly and regarding the property line set box, we asked several people also and they told me we can build it three and a half feet away from the property line. We spent a lot of money on it which consists of all my saving over a two year period. I don't have all the recipes but the ones I went through, I spent \$8000 on supplies and laborers. After all the time and effort and dedication I've put into this project, I would be devastated if I had to tear it all down, I'm just asking for the opportunity to modify it to your regulations without taking it down. I appreciate your time and patience in this matter.

Sincerely,

Aurelio Acebedo

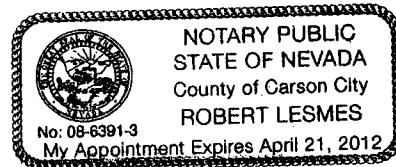
STATE OF NEVADA
County of CARSON CITY

Subscribed and sworn/affirmed to before me this 14 day of AUGUST

2009, by AURELIO ACEBEDO

Notary Public

My Commission Expires: 4/21/2012



- 1. Describe the special circumstances applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgement of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.**

I built a structure which only consists of a roof and 4 columns to support it. At the time I built this it was my understanding that the setback requirement was 3 feet, period. As I now understand, the subdivision I live in has staggered setbacks. The setback on one side is 3 feet and 9 feet on the side I built on. At the time I built this, I had no idea each side would be different and built providing a 3 foot setback where I now understand I should have provided 9 feet.

- 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.**

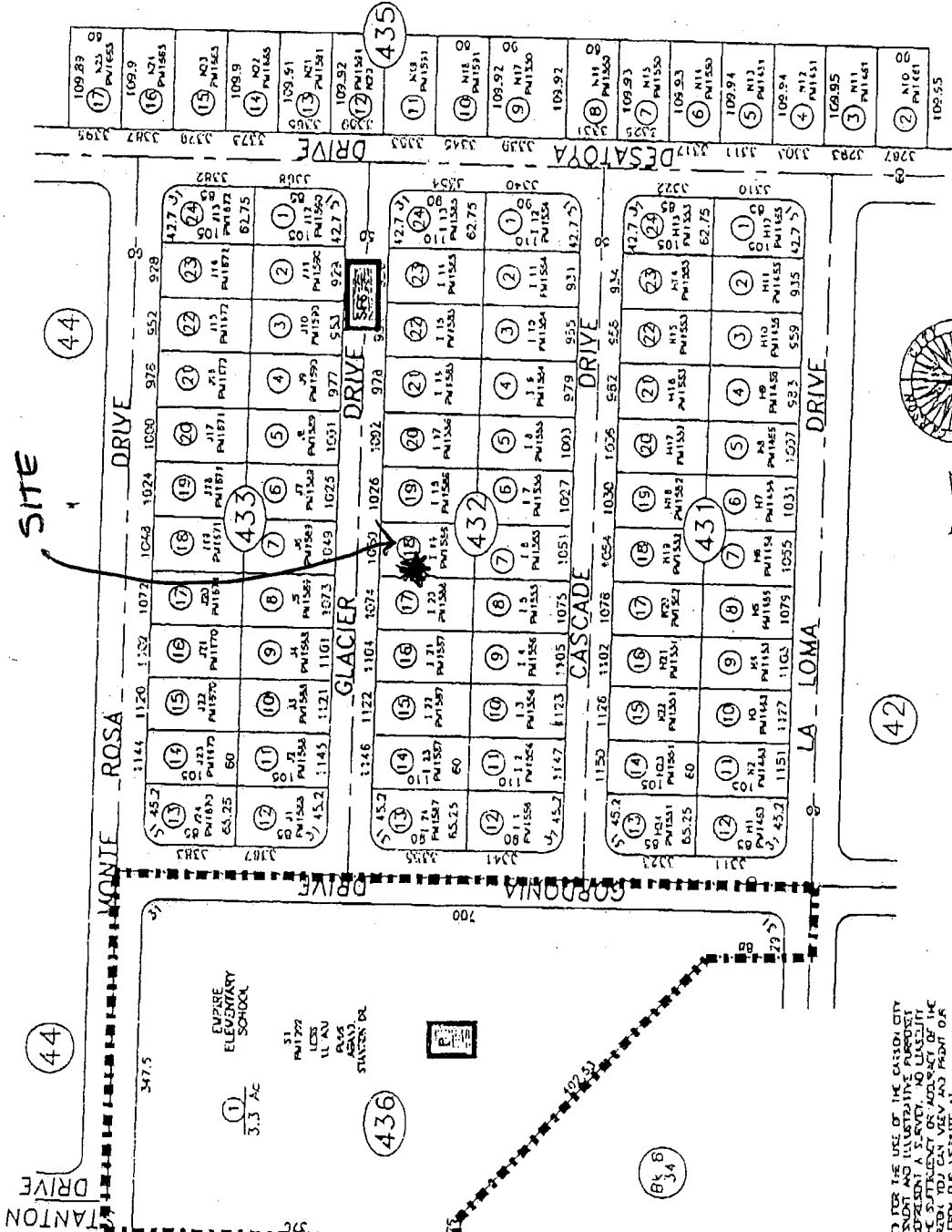
I understand a community must have rules. It is also my understanding that I should be responsible for my own actions. If you were to grant this variance, the justice you do to me would be to allow me to keep the structure I built on my property so that my family and I can enjoy our property.

- 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.**

I do not believe this structure will result in material damage or prejudice to the other properties in the vicinity, nor be detrimental to the public health, safety or general welfare. The structure is on private property, it's in our backyard which is enclosed by a block wall and not easily visible from my neighbor's yard or the street. From my recent understanding of our setbacks, my neighbor's house is 3 feet from our property line/block wall and then our structure is 3 feet from our property line. Our neighbor doesn't see the structure from their house as there are no windows on that side of their house and with only 3 feet of yard they don't use that side for their enjoyment.

PORTION NW1/4 SECTION 15, T.15 N., R.20 E., M.D.B. & M.

10-43



CASPER CITY, NEVADA
 THIS MAP IS PREPARED FOR THE USE OF THE CASPER CITY
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
 SHALL BE ASSUMED BY THE CASPER CITY ASSESSOR FOR
 DATA OBTAINED FROM ANY SOURCE, INCLUDING BUT NOT
 LIMITED TO, THE CASPER CITY GIS DEPARTMENT. THE
 MAPS AT NO CHARGE FROM OUR WEBSITE AT
 caspercity.gov

Corrected the disclaimer

APR 1980-10-11 SUP-03-26 (12
 modular classrooms)
 MPR-05-210 (1 modular
 classroom) SUP-04-047
 U-40-02-25 (modular
 classrooms) U-97-03-68
 U-98-04-20 (modular
 classrooms) U-87-04-1
 (60000)

Scale: 1" = 120'
 Revised: 3/13/06

REVISED
 10-14 8:00 Feb 04 2008

3

44

44

42

84 B
 34

84 B
 34

436

432

431

433

435

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

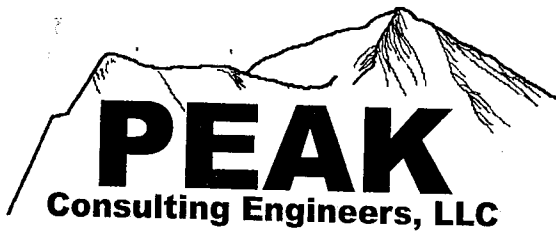


ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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/ Board of Supervisors. 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/Board of Supervisors 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.

Aurilio Ceballos
Applicant's Signature

8-14-09
Date



STRUCTURAL CALCULATIONS

PROJECT

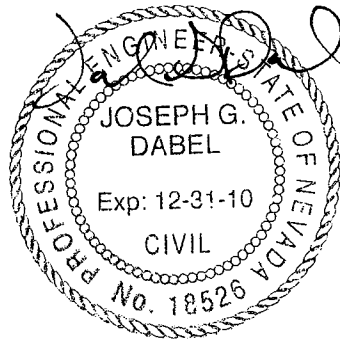
Acebedo Patio Cover; Structural
1050 Glacier Drive
Carson City, NV 89702

PREPARED FOR

Aurelio Acebedo
1050 Glacier Drive
Carson City, NV 89702

PROJECT NO.

1552-002-000



July 17, 2009



1625 Hwy 88, Suite 301
 Minden, NV 89423
 P: (775) 782-5050
 F: (775) 782-0854

PAGE: 1 of 7

BY/CHKD: jgd / jgd

PROJECT No: TBD-002-000

PROJECT: Acebedo Patio Cover;
 Structural

CLIENT: Aurelio Acebedo
 1530 Glacier Drive
 Carson City, NV 89702

PROJECT: Acebedo Patio Cover
 1530 Glacier Drive
 Carson City, NV 89702

DESCRIPTION: This is the as built structural design of the above referenced project, as identified herein. No other elements are implied or assumed. This construction is considered typical, wood framed patio cover which is an accessory to an existing residential house, Group R-3 Occupancy. The design is in accordance with the 2006 IRC with all exceptions as adopted by the Carson City Building Department. All items that do not comply with the 2006 IRC shall comply with the 2006 IBC and all local governing codes, regulations and ordinances.

DESIGN PARAMETERS:

Roof Live Load: $p_g := 30 \text{ psf}$ $p_{rll} := 0.7 \cdot 0.9 \cdot 1.1 \cdot 30 \cdot \text{psf}$ $p_{rll} := 21 \text{ psf}$ (Snow Load, Carson City)

Drift loading: $p_{drift} := p_{rll} + h_{dl} \cdot \text{ft} \cdot \left[\min \left[(0.13 p_g + 14) \text{pcf}, 30 \text{pcf} \right] \right]$ $p_{drift} = 50.689 \text{ psf}$ (7 ft. max from edges)

Roof Dead Load:

Roofing	R := 5·psf	
Sheathing	S := 1.8·psf	
Insulation	I := 0.0·psf	(ASCE 7-05; Min Design Load for Buildings)
Framing	F := 2.2·psf	
Gypsum	G := 0.0·psf	
Miscellaneous	M := 1.0·psf	

 Total Roof DL: $p_{rdl} := R + S + I + F + G + M$ $p_{rdl} = 10.000 \text{ psf}$

Wind Speed: 100 mph, Exposure C (3-second gust wind speed)

Seismic Design Category: D2 (See Seismic Calculations)

Allowable Soil Bearing: $p_s := 2000 \cdot \text{psf}$ (2006 IBC Table 1804.2)

5/8" Dia. Anchor Bolt: 2x sill plate: $v_{ab2} := 890 \cdot \text{lb} \cdot 1.6$ $v_{ab2} = 1424 \text{ lb}$ $HD_{ab} := 1500 \cdot \text{lb} \cdot 1.33$

3x sill plate: $v_{ab3} := 1140 \cdot \text{lb} \cdot 1.6$ $v_{ab3} = 1824 \text{ lb}$ $HD_{ab} = 1995.000 \text{ lb}$

Roof Framing: Site Built Trusses - see Structural Calculations Below.

NOTE: These calculations are based on information provided by the client and listed herein. PEAK Consulting Engineers, LLC is not responsible for any changes made to the plans or specifications unless change is approved in writing. Verification of site and soil conditions is the responsibility of the contractor/owner. These calculations are not valid unless they possess an original stamp and signature of the engineer on the cover sheet.



1625 Hwy 88, Suite 301
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 P: (775) 782-5050
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PAGE: 2 of 7
 BY/CHK'D: jgd / jgd
 PROJECT No: TBD-002-000
 PROJECT: Acebedo Patio Cover;
 Structural

STRUCTURAL ANALYSIS

PLAN INFORMATION: Structure Length: $L := 26.0\text{-ft}$ Structure Width: $W := 25.25\text{-ft}$
 Wall Height: $h_w := 10.33\text{-ft}$
 Roof Pitch: $r_p := \frac{4}{12}$ $\text{atan}(r_p) = 18.435\text{ deg}$
 Roof Height: $h_r := r_p \cdot 8.5\text{ft}$ $h_r = 2.833\text{ ft}$
 Typical Roof Height: $h_m := h_w + \frac{h_r}{2}$ $h_m = 11.747\text{ ft}$

ROOF FRAMING:

Typical GLB Bearing Trusses:

Span: $l := 21.0\text{-ft}$ Tributary Area: $a := 9.17\text{ft}$ $a_d := 5\text{ft}$
 Total Uniform Load: $w := (p_{rdl} + p_{rll}) \cdot a + (p_{rdl} + p_{drift}) \cdot a_d$ $w = 587.717\text{ plf}$
 Total Live Load: $w_{ll} := (p_{rll}) \cdot a + (p_{drift}) \cdot a_d$ $w_{ll} = 446.017\text{ plf}$
 Total Load Moment: $M_{tl}(w, l) = 32397.875\text{ lb-ft}$ Total Load EI: $EI(w, l, 240) = 2.449 \times 10^9\text{ lb-in}^2$
 Total Load Shear: $V_{tl}(w, l) = 6171.024\text{ lb}$ Live Load EI: $EI_{ll}(w_{ll}, l, 360) = 2.788 \times 10^9\text{ lb-in}^2$

Use: 5 1/8" x 18" GLB 24F-V4 DF/DF

Post @ Typical GLB Bearing Trusses: (Worst Case)

Maximum Total Load: $P := p_{rdl} \cdot 197\text{ft}^2 + p_{rll} \cdot 128\text{ft}^2 + p_{drift} \cdot 69\text{ft}^2$ $P = 8155.562\text{ lb}$ Post Height: $h_p := h_w$

Try: 6x6 P.T. DF: $d := 5.5\text{-in}$ $b := 5.5\text{-in}$ $F_c := 925.115\text{-psi}$ $E := 1.6 \cdot 10^6\text{-psi}$

Where: $K_{cE} := 0.3$ $K_e := 1.0$ $c := 0.8$ $l_e := K_e \cdot h_p$ $F_{cE}(K_{cE}, d, l_e, E) = 944.938\text{ psi}$

Column Stability Factor: $C_p(K_{cE}, d, l_e, E, F_c, c) = 0.649$

Allowable Stress: $F'_c(d, l_e) := F_c \cdot C_p(K_{cE}, d, l_e, E, F_c, c)$ $F'_c(d, l_e) = 690.070\text{ psi}$

Compressive Stress: $f_c := \frac{P}{d \cdot b}$ $f_c = 269.605\text{ psi}$

Post Footing: Preliminary Pad Size: $A_{pr} := \frac{P + 3217\text{lb}}{P_s}$ $A_{pr} = 5.686\text{ ft}^2$ $b := \sqrt{A_{pr}}$ $b = 28.615\text{ in}$

Additional Soil Friction per pier: $HD_{sf} := 250\text{-psf} \cdot 4\text{ft} \cdot 2.5\text{-ft}$ $HD_{sf} = 2500.000\text{ lb}$

Required Pad Size: $A_{rq} := \frac{P + 3217\text{lb} - HD_{sf}}{P_s}$ $A_{rq} = 4.436\text{ ft}^2$ $b := \sqrt{A_{rq}}$ $b = 25.275\text{ in}$

Use: 6" x 6" P.T. DF Post to 24" x 24" x 30" Ftg. w/ (3) #5 e.w. Top & Bott.



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PAGE: 3 of 7
BY/CHK'D: jgd / jgd
PROJECT No: TBD-002-000
PROJECT: Acebedo Patio Cover;
Structural

Typical Truss - See Attached Risa 2D Output: Use: 4x6 No.1 DF Top Chords & 4x6 No.2 DF Bottom Chords
w/ 4x4 No.2 DF Bracing, U.N.O.

Typical 2x8 Decking Over Trusses:

Span:	$l := 4.0 \text{ ft}$	Tributary Area: $a := 0.667 \text{ ft}$	
Total Uniform Load:	$w := (p_{rdl} + p_{drift}) \cdot a$		$w = 40.480 \text{ plf}$
Total Live Load:	$w_{ll} := (p_{rll}) \cdot a$		$w_{ll} = 14.007 \text{ plf}$
Total Load Moment:	$M_{tl}(w, l) = 80.960 \text{ lb} \cdot \text{ft}$		Total Load EI: $EI(w, l, 240) = 1.166 \times 10^6 \text{ lb} \cdot \text{in}^2$
Total Load Shear:	$V_{tl}(w, l) = 80.960 \text{ lb}$		Live Load EI: $EI_{ll}(w_{ll}, l, 360) = 605102.400 \text{ lb} \cdot \text{in}^2$

Use: 2" x 8" Resawn DF Decking Over Trusses



1625 Hwy 88, Suite 301
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PAGE: 4 of 7
 BY/CHKD: jgd / jgd
 PROJECT No: TBD-002-000
 PROJECT: Acebedo Patio Cover;
 Structural

LATERAL ANALYSIS

SEISMIC DESIGN CRITERIA SELECTION (2006 IBC Chapter 16 & ASCE7-05 Section 12.14)

Seismic Use Group and Importance Category I	$I_E := 1.00$	(ASCE7-05, Table 11.5-1)
Response Modification Factor:	$R := 2.0$	(ASCE7-05, Table 12.14-1)
House Dimensions:	$L = 26.000$ ft	$W = 25.250$ ft $h_w = 10.330$ ft

Redundancy Calculation and Verification (Worst Case) Per ASCE7-05 Section 12.3.4.2

$\rho := 1.0$	$\rho = 1.000$	USE: $\rho = 1.0$
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Seismic Base Shear:	Base Building Area:	$A_i := 656.5$ ft ²	$A_i = 656.500$ ft ²
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Short Period:

Site Coefficients:	$F_a := 1.00$	$S_s := 1.612$	ASCE 7-05 Table 11.4-1
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Maximum short period spectral acceleration:	$S_{ms} := F_a \cdot S_s$	$S_{ms} = 1.612$	ASCE 7-05 EQ. 11.4-1
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Design short period spectral acceleration:	$S_{ds} := \frac{2}{3} \cdot S_{ms}$	$S_{ds} = 1.075$	ASCE 7-05 EQ. 11.4-3
--	--------------------------------------	------------------	----------------------

Building Dead Loads:	$F := 1.0$	(ASCE 7-05, 12.14.8.1)
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Structure Dead Load:	$W_{hdl} := (A_i \cdot P_{rdl})$	$W_{hdl} = 6565.000$ lb
----------------------	----------------------------------	-------------------------

Total Structure Seismic Base Shear:	$V_{sh} := \frac{F \cdot S_{ds} \cdot W_{hdl}}{(1.4)R} \cdot \rho$	$V_{sh} = 2519.710$ lb Base Shear
-------------------------------------	--	--



1625 Hwy 88, Suite 301
 Minden, NV 89423
 P: (775) 782-5050
 F: (775) 782-0854

PAGE: 5 of 7
 BY/CHK'D: jgd / jgd
 PROJECT No: TBD-002-000
 PROJECT: Acebedo Patio Cover;
 Structural

WIND CHECK (2006 IBC Section 1609 & ASCE 7-05, Section 6.4)

Loads and coefficients taken from ASCE 7-05 Figure 6-2 (U.N.O.):

Importance Factor: $I := 1.0$ Height & Exposure coefficient: $\lambda := 1.21$

Topographic Factor: $K_{zt} := 1.0$ Roof Angle: $\text{atan}(r_p) = 18.435 \text{ deg}$

Wind Loads:

Worst Case Loading (conservative): Roof Load:
 $p_{hr} := 3.818 \text{ psf} \cdot I \cdot \lambda$ $p_{hr} = 4.620 \text{ psf}$

Minimum Wind Design Load: $p_{min} := 10 \text{ psf}$ (ASCE 7-05, Sect. 6.4.2.1.1)

Check Roof Load: $p_{hr} := \text{if}(p_{hr} > p_{min}, p_{hr}, p_{min})$ $p_{hr} = 10.000 \text{ psf}$

Total Wind Shear:

Structure Shear (Longitudinal): Not Applicable

Structure Shear (Transverse): $V_{tra} := [p_{hr} \cdot L \cdot (h_r + 2ft)]$ $V_{tra} = 1256.667 \text{ lb}$

Governing Design Load:

Governing Longitudinal Load: $V_L := V_{sh}$ $V_L = 2519.710 \text{ lb}$ (Seismic Governs)

Governing Transverse Load: $V_T := \text{if}(V_{sh} > V_{tra}, V_{sh}, V_{tra})$ $V_T = 2519.710 \text{ lb}$ (Seismic Governs)

CHORD FORCE :

Span: $l := 25.25 \text{ ft}$ Depth: $d := 17 \text{ ft}$ Shear: $V := V_L$ $w := \frac{V}{l}$ $w = 99.790 \text{ plf}$

Chord Force: $F_c := \frac{w \cdot l^2}{8 \cdot d}$ $F_c = 467.814 \text{ lb}$

**Use: Continuous GLB &
 Continuous Truss Chords
 as Chord Ties**



1625 Hwy 88, Suite 301
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PAGE: 6 of 7
 BY/CHKD: jgd / jgd
 PROJECT No: TBD-002-000
 PROJECT: Acebedo Patio Cover;
 Structural

LATERAL DESIGN (Transverse & Longitudinal - Worst Case):

**Roof diaphragm 1/2" APA span Rated
 (24/16) Sheathing w/8d common @
 6" o.c. B.N., E.N. and 12" o.c. F.N.**

Embedded Posts Designed to Resist Lateral Loads: (Non-Constrained @ Grade)

(See 2006 IBC Section 1805.7.2.1)

Assume a depth of Embedment: $d_o := 2.5\text{ft}$ Load Duration Factor: $C_{DW} = 1.330$

Diameter of Footing:
 or length of diagonal
 for square fig. $b := 34\text{in}$

Height of Applied Load Above Finished Grade: (Worst Case) $h := 8.83\text{ft}$

Applied Load: $P := \frac{V_{sh}}{4}$ $P = 629.927\text{ lb}$

Effective Passive Lateral Soil Bearing Pressure @ do: $S_1 := 2.150\text{psf} \cdot d_o \cdot C_{DW}$

Required Value for Analysis: $A := \frac{2.34 \cdot P}{S_1 \cdot b}$ $A = 0.522$

Required Depth of Embedment: $d := \frac{A}{2} \cdot \left(1 + \sqrt{1 + \frac{4.36 \cdot h}{A \cdot \text{ft}}} \right) \cdot \text{ft}$ $d = 2.516\text{ ft}$ **OK!**

Typical CMU Column Lateral Design (Worst Case):

Span: $l := 8.83\text{-ft}$ Tributary Area: $a_r := 0\text{-ft}$ Depth of Column: $d_v := 24\text{in}$

Total Uniform Load: $w := 0$ $w = 0.000\text{plf}$

Total Live Load: $w_{ll} := 0$ $w_{ll} = 0.000\text{plf}$

Point Load: $P := \frac{V_{sh}}{8}$ $P = 314.964\text{ lb}$

Total Load Moment: $M_{pe}(1.5P, l) = 4171.694\text{ lb}\cdot\text{ft}$ Total Load EI: $EI_{pe}(P, l, 600) = 6.245 \times 10^9\text{ lb}\cdot\text{ft}\cdot\text{in}^2$

Total Load Shear: $V_{pe}(1.5P) = 472.446\text{ lb}$



1625 Hwy 88, Suite 301
 Minden, NV 89423
 P: (775) 782-5050
 F: (775) 782-0854

PAGE: 7 of 7
 BY/CHK'D: jgd / jgd
 PROJECT No: TBD-002-000
 PROJECT: Acebedo Patio Cover;
 Structural

Wall System Properties:

Allowable Compressive Stress:	$f_m := 1500\text{psi}$		
Modulus of elasticity (Masonry):	$E_m := (900 \cdot f_m)$	$E_m = 1.350 \times 10^6\text{ psi}$	
Modulus of Elasticity (Steel):	$E_s := 29 \cdot 10^6\text{ psi}$	Modular Ratio:	$n := \frac{E_s}{E_m} \quad n = 21.481$
Reinforcing Yield Stress:	$f_y := 40000\text{psi}$	Width of Beam	$b := 7.625\text{in}$
Allowable Reinforcement Stress:	$F_s := 20000\text{psi}$		$F_s = 20000.000\text{ psi}$
Moment Load:	$M := M_{pe}(1.5P, l)$		$M = 4171.694\text{ lb-ft}$
Shear Load:	$V := V_{pe}(1.5P)$		$V = 472.446\text{ lb}$

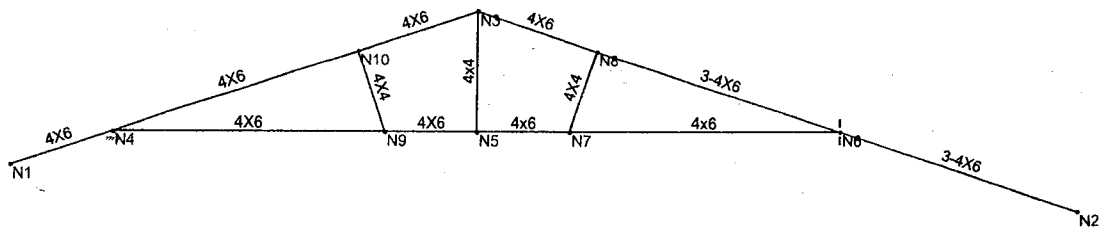
Column Properties:

Depth:	$d := d_v - 3.0\text{in}$	$d = 21.000\text{ in}$	Area of Reinforcement:	$A_s := 0.20\text{in}^2$
Flexural Stress:				
Tension Reinforcement Ratio:		$\rho := \frac{A_s}{b \cdot d}$		$\rho = 0.001$
Neutral Axis Depth Factor:		$k := \sqrt{2 \cdot \rho \cdot n + (\rho \cdot n)^2} - \rho \cdot n$		$k = 0.206$
Lever Arm Factor:		$j := 1 - \frac{k}{3}$		$j = 0.931$
Tensile Stress in reinforcement due to flexure:		$f_s := \frac{M}{A_s \cdot j \cdot d}$		$f_s = 12799.602\text{ psi}$
Allowable Reinforcement Stress:		$F_s = 20000.000\text{ psi}$		$F_s = 20000.000\text{ psi} \quad \text{O.K.}$
Compression Stress due to flexure:		$f_b := \frac{2 \cdot M}{j \cdot k \cdot b \cdot d^2}$		$f_b = 154.937\text{ psi}$
Allowable Masonry Stress:		$F_b := 0.333 \cdot f_m$		$F_b = 499.500\text{ psi} \quad \text{O.K.}$
Shear Stress:				
Shear Stress in Masonry:		$f_v := \frac{V}{b \cdot d}$		$f_v = 2.950\text{ psi}$
Allowable Shear Stress (Masonry only):		$F_{vm} := 0.5 \min(\sqrt{f_m \cdot \text{psi}}, 50\text{psi})$		$F_{vm} = 19.365\text{ psi} \quad \text{O.K.}$
Allowable Shear Stress (Masonry w/ Reinforcement):		$F_{vs} := 0.5 \min(3 \sqrt{f_m \cdot \text{psi}}, 150\text{psi})$		$F_{vs} = 58.095\text{ psi} \quad \text{O.K.}$
Minimum Area of shear reinforcement:		$A_{smin} := \frac{V}{F_s \cdot d}$		$A_{smin} = 0.001\text{ in}$
		$A_v := \text{if} \left(F_{vm} > f_v, 0\text{in}, \min \left(\frac{0.2\text{in}^2}{A_{smin}}, \frac{d}{2} \right) \right)$		$A_v = 0.000\text{ in}$

For Masonry Shear Columns Use: 8" CMU Blocks x 24" deep w/ (1) - #4 @ Each Corner



Section Size
1 in



Solution: Envelope
Plate X Corner Forces (lb)
Reaction units are lb and lb-ft

Peak Consulting Engineers	Acebedo Truss	
jgd/jgd		July 17, 2009 at 1:50 PM
TBD-002-000		Acebedo Truss.R2D

Member Primary Data

	Label	I Joint	J Joint	Rotate(d..	Section/Shape	Type	Design List	Material	Design Ru..
1	M1	N1	N4		4X6	Beam	Rectangular	DF Larch 1	Typical
2	M2	N4	N10		4X6	Beam	Rectangular	DF Larch 1	Typical
3	M3	N10	N3		4X6	Beam	Rectangular	DF Larch 1	Typical
4	M5	N6	N8		3-4X6	Beam	Rectangular	DF Larch 2	Typical
5	M6	N8	N3		4X6	Beam	Rectangular	DF Larch 1	Typical
6	M7	N5	N3		4x4	VBrace	Rectangular	DF Larch 1	Typical
7	M8	N4	N9		4X6	Beam	Rectangular	DF Larch 2	Typical
8	M9	N9	N5		4X6	Beam	Rectangular	DF Larch 2	Typical
9	M10	N5	N7		4x6	Beam	Rectangular	DF Larch 2	Typical
10	M11	N7	N6		4x6	Beam	Rectangular	DF Larch 2	Typical
11	M12	N7	N8		4X4	VBrace	Rectangular	DF Larch 2	Typical
12	M13	N9	N10		4X4	VBrace	Rectangular	DF Larch 2	Typical
13	M4	N2	N6		3-4X6	Beam	Rectangular	DF Larch 2	Typical

Wood Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in2]	I (90.270) [i...]	(0.180) [in4]
1	WOOD1	2X6	Beam	Rectangular	DF Larch 1	Typical	8.25	1.547	20.797

Wood Material Properties

	Label	Species	Grade	Cm	Emod	Nu	Therm (L...)	Dens[lb/ft^3]
1	DF Larch 1	Douglas Fir-Larch	No.1		1	.3	.3	35.001
2	So Pine	Southern Pine	No.1		1	.3	.3	35.001
3	DF Larch 2	Douglas Fir-Larch	No.2		1	.3	.3	35

Joint Coordinates and Temperatures

	Label	X [ft]	Y [ft]	Temp [F]
1	N1	0	0	0
2	N2	25.041667	-1.069444	0
3	N3	10.916667	3.638889	0
4	N4	2.416667	0.805556	0
5	N5	10.916667	0.805556	0
6	N6	19.416667	0.805556	0
7	N7	13.092111	0.805556	0
8	N8	13.724567	2.702922	0
9	N9	8.741222	0.805556	0
10	N10	8.108766	2.702922	0

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Joint	Point	Distributed
1	DL	DL			7	1	
2	SL	SL			6		
3	WLW	WLX					3
4	WLL	WL					3
5	EL	EL					6
6	DRIFT SL	SL			2		

Load Combinations

	Description	Solve PD... SR...	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
1	DL+SL	Yes Y	DL 10	SL 21				6	51	

Load Combinations (Continued)

	Description	Solve	PD	SR	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor	BLC Factor
2	DL+SL+0.5WL	Yes	Y		DL 10	SL 21	3	3.075	4	1.925	6	51		
3	DL+SL+0.5WL	Yes	Y		DL 10	SL 21	4	-3.075	3	-1.925	6	51		
4	DL+0.5SL+WL	Yes	Y		DL 10	SL 10.5	3	6.15	4	3.85	6	25.5		
5	DL+0.5SL+WL	Yes	Y		DL 10	SL 10.5	4	-6.15	3	-3.85	6	25.5		
6	DL+SL+EL	Yes	Y		DL 10	SL 21	EL 3.84				6	51		
7	DL+SL+EL	Yes	Y		DL 10	SL 21	EL -3.84				6	51		

Wood Design Parameters

	Label	Shape	Length...	Le-out[ft]	Le-in[ft]	le-bend top[ft]	le-bend bot[ft]	K-out	K-in	CV	Cr	Out s...	In sway
1	M1	4X6	2.547										
2	M2	4X6	6										
3	M3	4X6	2.96										
4	M5	3-4X6	6										
5	M6	4X6	2.96										
6	M7	4x4	2.833										
7	M8	4X6	6.325										
8	M9	4X6	2.175										
9	M10	4x6	2.175										
10	M11	4x6	6.325										
11	M12	4X4	2										
12	M13	4X4	2										
13	M4	3-4X6	5.929										

Joint Loads and Enforced Displacements (BLC 1 : DL)

	Joint Label	L,D,M	Direction	Magnitude[lb.ft in.rad lb*s^2/ft]
1	N1	L	Y	-4.84
2	N4	L	Y	-17.5
3	N10	L	Y	-17
4	N3	L	Y	-11.25
5	N8	L	Y	-17
6	N6	L	Y	-24
7	N2	L	Y	-11.25

Joint Loads and Enforced Displacements (BLC 2 : SL)

	Joint Label	L,D,M	Direction	Magnitude[lb.ft in.rad lb*s^2/ft]
1	N1	L	Y	-4.84
2	N4	L	Y	-17.5
3	N10	L	Y	-17
4	N3	L	Y	-11.25
5	N8	L	Y	-17
6	N6	L	Y	-11.4

Joint Loads and Enforced Displacements (BLC 6 : DRIFT SL)

	Joint Label	L,D,M	Direction	Magnitude[lb.ft in.rad lb*s^2/ft]
1	N6	L	Y	-11.34
2	N2	L	Y	-11.34

Member Distributed Loads (BLC 3 : WLW)

	Member Label	Direction	Start Magnitude[lb/ft....	End Magnitude[lb/ft....	Start Location[ft.%]	End Location[ft.%]
1	M1	X	4	4	0	0
2	M2	X	4	4	0	0
3	M3	X	4	4	0	0

Member Distributed Loads (BLC 4 : WLL)

	Member Label	Direction	Start Magnitude[lb/ft....	End Magnitude[lb/ft....	Start Location[ft. %]	End Location[ft. %]
1	M6	X	4	4	0	0
2	M5	X	4	4	0	0
3	M4	X	4	4	0	0

Member Distributed Loads (BLC 5 : EL)

	Member Label	Direction	Start Magnitude[lb/ft....	End Magnitude[lb/ft....	Start Location[ft. %]	End Location[ft. %]
1	M1	X	4	4	0	0
2	M2	X	4	4	0	0
3	M3	X	4	4	0	0
4	M4	X	4	4	0	0
5	M5	X	4	4	0	0
6	M6	X	4	4	0	0

Envelope Joint Reactions

	Joint		X [lb]	lc	Y [lb]	lc	Moment [lb-ft]	lc
1	N4	max	543.481	5	1125.805	7	0	1
2		min	-512.368	4	740.679	4	0	1
3	N6	max	0	1	3228.007	6	0	1
4		min	0	1	1889.595	5	0	1
5	Totals:	max	543.481	5	4320.15	1		
6		min	-512.368	4	2674.275	5		

Envelope Joint Displacements

	Joint		X [in]	lc	Y [in]	lc	Rotation [rad]	lc
1	N1	max	.004	7	-.006	4	6.993e-4	7
2		min	.002	4	-.013	7	3.971e-4	4
3	N2	max	-.132	4	-.409	4	-7.806e-3	4
4		min	-.255	7	-.769	7	-1.457e-2	7
5	N3	max	.002	4	-.005	5	7.056e-4	6
6		min	0	5	-.011	6	3.614e-4	5
7	N4	max	0	4	0	4	-2.077e-5	5
8		min	0	5	0	7	-2.002e-4	6
9	N5	max	.003	6	-.005	5	1.127e-3	6
10		min	0	5	-.011	6	5.917e-4	5
11	N6	max	.004	4	0	5	-2.555e-3	4
12		min	0	5	0	6	-4.924e-3	7
13	N7	max	.004	6	.028	7	1.11e-3	6
14		min	0	5	.009	4	6.045e-4	5
15	N8	max	.012	6	.026	7	1.229e-3	6
16		min	.005	5	.008	4	6.956e-4	5
17	N9	max	.003	6	-.016	5	2.191e-4	2
18		min	0	5	-.032	6	1.22e-4	5
19	N10	max	.008	6	-.015	5	5.51e-5	3
20		min	.003	5	-.031	6	2.27e-5	4

Envelope Member Section Forces

	Member	Sec		Axial[lb]	lc	Shear[lb]	lc	Moment[lb-ft]	lc
1	M1	1	max	-31.376	4	-94.112	5	0	1
2			min	-47.447	3	-142.33	6	0	1
3		2	max	-16.514	4	-91.011	5	91.627	6
4			min	-56.727	7	-145.423	6	58.948	5
5		3	max	-1.651	4	-87.909	5	185.225	6
6			min	-66.007	7	-148.516	6	115.92	5

Envelope Member Section Forces (Continued)

Member	Sec		Axial[lb]	lc	Shear[lb]	lc	Moment[lb-ft]	lc	
7	4	max	13.211	4	-84.808	5	280.792	6	
8		min	-75.287	7	-151.61	6	170.917	5	
9	5	max	28.074	4	-81.707	5	378.329	6	
10		min	-84.567	7	-154.703	6	223.939	5	
11	M2	1	max	1014.55	7	83.113	6	196.386	6
12		min	537.871	4	26.568	5	104.439	5	
13	2	max	992.692	7	75.827	6	85.009	7	
14		min	572.878	4	33.873	5	48.869	4	
15	3	max	970.835	7	68.541	6	2.82	5	
16		min	607.884	4	41.178	5	-31.095	6	
17	4	max	948.977	7	71.359	7	-64.426	5	
18		min	642.89	4	35.337	4	-128.443	6	
19	5	max	927.119	7	78.645	7	-136.4	4	
20		min	677.897	4	23.668	4	-219.713	7	
21	M3	1	max	629.721	7	-92.076	4	-209.418	5
22		min	474.366	4	-153.37	7	-349.182	6	
23	2	max	618.939	7	-97.832	4	-134.922	5	
24		min	491.635	4	-149.776	7	-240.333	6	
25	3	max	611.178	3	-95.273	5	-63.092	5	
26		min	508.903	4	-152.495	6	-128.824	6	
27	4	max	609.94	2	-91.669	5	6.071	5	
28		min	518.379	5	-156.089	6	-14.656	6	
29	5	max	618.574	2	-88.066	5	102.504	2	
30		min	507.568	5	-159.684	6	72.568	5	
31	M5	1	max	385.542	4	-409.639	4	-2139.912	4
32		min	-90.012	7	-793.458	7	-4006	7	
33	2	max	363.628	4	-416.944	4	-1519.975	4	
34		min	-68.154	7	-786.173	7	-2821.277	7	
35	3	max	341.713	4	-424.249	4	-889.081	4	
36		min	-46.296	7	-778.887	7	-1647.482	7	
37	4	max	319.799	4	-431.554	4	-247.229	4	
38		min	-24.439	7	-771.601	7	-484.617	7	
39	5	max	297.884	4	-429.105	5	674.304	6	
40		min	-2.581	7	-771.509	6	396.42	5	
41	M6	1	max	528.243	6	14.144	4	77.343	6
42		min	364.317	5	-24.073	7	72.857	4	
43	2	max	517.461	6	10.54	4	93.64	7	
44		min	381.586	5	-20.479	7	63.725	4	
45	3	max	506.679	6	9.472	5	107.463	7	
46		min	398.855	5	-18.644	6	57.259	4	
47	4	max	495.896	6	15.229	5	118.627	7	
48		min	416.123	5	-22.239	6	53.459	4	
49	5	max	488.579	2	20.985	5	132.527	6	
50		min	433.392	5	-25.833	6	45	5	
51	M7	1	max	141.866	7	181.177	6	278.637	6
52		min	18.864	4	91.462	5	141.573	5	
53	2	max	141.866	7	181.177	6	150.303	6	
54		min	18.864	4	91.462	5	76.788	5	
55	3	max	141.866	7	181.177	6	21.97	6	
56		min	18.864	4	91.462	5	12.003	5	
57	4	max	141.866	7	181.177	6	-52.783	5	
58		min	18.864	4	91.462	5	-106.364	6	
59	5	max	141.866	7	181.177	6	-117.568	5	
60		min	18.864	4	91.462	5	-234.698	6	
61	M8	1	max	-267.311	5	68.766	6	182.104	3
62		min	-1095.781	6	41.638	5	119.389	4	
63	2	max	-267.311	5	68.766	6	78.308	7	

Envelope Member Section Forces (Continued)

Member	Sec		Axial[lb]	lc	Shear[lb]	lc	Moment[lb-ft]	lc	
64		min	-1095.781	6	41.638	5	47.002	4	
65	3	max	-267.311	5	68.766	6	-12.171	5	
66		min	-1095.781	6	41.638	5	-35.514	6	
67	4	max	-267.311	5	68.766	6	-78.007	5	
68		min	-1095.781	6	41.638	5	-144.243	6	
69	5	max	-267.311	5	68.766	6	-143.842	5	
70		min	-1095.781	6	41.638	5	-252.971	6	
71	M9	1	max	143.045	5	-98.851	5	-223.941	5
72		min	-862.091	6	-169.873	6	-410.525	6	
73	2	max	-143.045	5	-98.851	5	-170.18	5	
74		min	-862.091	6	-169.873	6	-318.138	6	
75	3	max	-143.045	5	-98.851	5	-116.418	5	
76		min	-862.091	6	-169.873	6	-225.751	6	
77	4	max	-143.045	5	-98.851	5	-61.358	4	
78		min	-862.091	6	-169.873	6	-134.483	7	
79	5	max	-143.045	5	-98.851	5	8.383	4	
80		min	-862.091	6	-169.873	6	-54.314	7	
81	M10	1	max	-51.582	5	-135.431	5	-150.469	5
82		min	-680.906	6	-297.78	6	-319.614	6	
83	2	max	-51.582	5	-135.431	5	-73.212	4	
84		min	-680.906	6	-297.78	6	-160.559	7	
85	3	max	-51.582	5	-135.431	5	6.719	4	
86		min	-680.906	6	-297.78	6	-3.224	7	
87	4	max	-51.582	5	-135.431	5	166.24	6	
88		min	-680.906	6	-297.78	6	70.498	5	
89	5	max	-51.582	5	-135.431	5	328.191	6	
90		min	-680.906	6	-297.78	6	144.154	5	
91	M11	1	max	427.374	7	-134.38	4	-153.724	4
92		min	-327.516	4	-245.064	7	-261.959	7	
93	2	max	427.374	7	-134.38	4	125.521	7	
94		min	-327.516	4	-245.064	7	58.749	4	
95	3	max	427.374	7	-134.38	4	513.002	7	
96		min	-327.516	4	-245.064	7	271.223	4	
97	4	max	427.374	7	-134.38	4	900.483	7	
98		min	-327.516	4	-245.064	7	483.696	4	
99	5	max	427.374	7	-134.38	4	1287.964	7	
100		min	-327.516	4	-245.064	7	696.17	4	
101	M12	1	max	-96.671	5	588.659	6	580.357	6
102		min	-260.649	6	317.051	5	310.718	5	
103	2	max	-96.671	5	588.659	6	286.028	6	
104		min	-260.649	6	317.051	5	152.192	5	
105	3	max	-96.671	5	588.659	6	-6.209	4	
106		min	-260.649	6	317.051	5	-8.379	7	
107	4	max	-96.671	5	588.659	6	-164.859	5	
108		min	-260.649	6	317.051	5	-302.631	6	
109	5	max	-96.671	5	588.659	6	-323.384	5	
110		min	-260.649	6	317.051	5	-596.961	6	
111	M13	1	max	301.397	6	145.937	6	157.554	6
112		min	172.689	5	73.444	5	80.099	5	
113	2	max	301.397	6	145.937	6	84.585	6	
114		min	172.689	5	73.444	5	43.377	5	
115	3	max	301.397	6	145.937	6	11.617	6	
116		min	172.689	5	73.444	5	6.655	5	
117	4	max	301.397	6	145.937	6	-30.067	5	
118		min	172.689	5	73.444	5	-61.352	6	
119	5	max	301.397	6	145.937	6	-66.789	5	
120		min	172.689	5	73.444	5	-134.321	6	

Envelope Member Section Forces (Continued)

Member	Sec		Axial[lb]	lc	Shear[lb]	lc	Moment[lb-ft]	lc	
121	M4	1	max	-164.672	4	878.452	7	0	1
122			min	-293.769	2	492.756	4	0	1
123		2	max	-130.079	5	885.652	7	-725.071	4
124			min	-315.369	6	485.538	4	-1307.482	7
125		3	max	-95.485	5	892.852	7	-1439.442	4
126			min	-336.969	6	478.319	4	-2625.637	7
127		4	max	-60.891	5	900.052	7	-2143.113	4
128			min	-358.569	6	471.1	4	-3954.464	7
129		5	max	-26.297	5	907.252	7	-2836.082	4
130			min	-380.169	6	463.881	4	-5293.964	7

Envelope Member Section Deflections

Member	Sec		x [in]	lc	y [in]	lc	L/y Ratio	lc	
1	M1	1	max	0	4	-0.07	4	4549.297	4
2			min	0	7	-0.14	7	2225.955	7
3		2	max	0	4	-0.04	4	8270.645	4
4			min	0	7	-0.08	7	3631.055	7
5		3	max	0	4	-0.01	4	NC	4
6			min	0	7	-0.04	7	7909.701	7
7		4	max	0	4	0	4	NC	4
8			min	0	7	0	7	NC	7
9		5	max	0	1	0	1	NC	1
10			min	0	1	0	1	NC	1
11	M2	1	max	0	1	0	1	NC	1
12			min	0	1	0	1	NC	1
13		2	max	0	4	-0.003	5	NC	5
14			min	0	7	-0.007	6	NC	6
15		3	max	0	4	-0.008	5	NC	5
16			min	-0.001	7	-0.018	6	NC	6
17		4	max	-0.001	4	-0.013	5	NC	5
18			min	-0.002	7	-0.028	6	NC	6
19		5	max	-0.001	4	-0.016	5	NC	5
20			min	-0.002	7	-0.032	6	NC	6
21	M3	1	max	-0.001	4	-0.016	5	NC	5
22			min	-0.002	7	-0.032	6	NC	6
23		2	max	-0.001	4	-0.014	5	NC	5
24			min	-0.002	7	-0.029	6	NC	6
25		3	max	-0.002	4	-0.011	5	NC	5
26			min	-0.002	7	-0.024	6	NC	6
27		4	max	-0.002	4	-0.008	5	NC	5
28			min	-0.003	7	-0.018	6	NC	6
29		5	max	-0.002	4	-0.004	5	NC	5
30			min	-0.003	7	-0.011	6	NC	6
31	M5	1	max	0	5	0	5	NC	5
32			min	-0.004	4	-0.001	4	NC	4
33		2	max	0	5	-0.031	4	2622.208	4
34			min	-0.004	4	-0.058	7	1408.595	7
35		3	max	0	5	-0.035	4	2435.784	4
36			min	-0.004	4	-0.069	7	1306.208	7
37		4	max	0	5	-0.025	4	4276.703	4
38			min	-0.004	4	-0.053	7	2277.549	7
39		5	max	0	5	-0.01	4	NC	4
40			min	-0.004	4	-0.028	7	NC	7
41	M6	1	max	0	5	-0.01	4	NC	4
42			min	-0.004	4	-0.028	7	1036.668	7
43		2	max	0	5	-0.004	4	NC	4

Envelope Member Section Deflections (Continued)

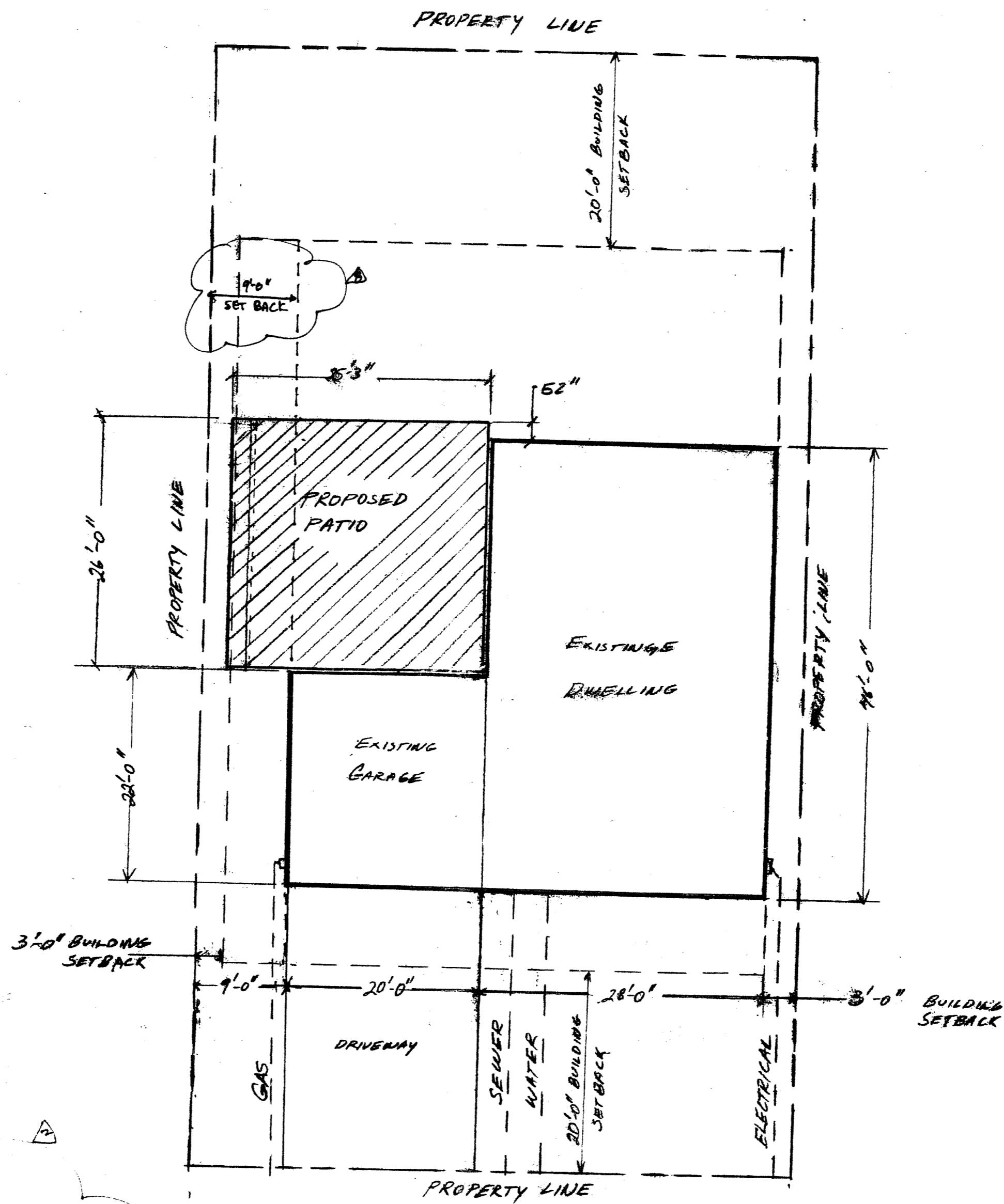
Member	Sec		x [in]	lc	y [in]	lc	L/y Ratio	lc
44		min	-.005	4	-.018	7	1483.736	7
45	3	max	0	5	.001	4	NC	4
46		min	-.005	4	-.008	7	2418.466	7
47	4	max	0	5	.006	4	NC	4
48		min	-.005	4	0	7	5329.763	7
49	5	max	0	5	.01	6	NC	6
50		min	-.005	4	.005	5	NC	5
51	M7	max	-.005	5	0	5	NC	5
52		min	-.011	6	-.003	6	NC	6
53	2	max	-.005	5	.003	7	8987.715	7
54		min	-.011	6	0	4	NC	4
55	3	max	-.005	5	.001	7	NC	7
56		min	-.011	6	-.001	4	NC	4
57	4	max	-.005	5	0	5	NC	5
58		min	-.011	6	-.003	6	NC	6
59	5	max	-.005	5	0	5	NC	5
60		min	-.011	6	-.002	4	NC	4
61	M8	max	0	1	0	1	NC	1
62		min	0	1	0	1	NC	1
63	2	max	0	6	-.003	5	NC	5
64		min	0	5	-.008	6	NC	6
65	3	max	.001	6	-.009	5	NC	5
66		min	0	5	-.02	6	NC	6
67	4	max	.002	6	-.015	5	NC	5
68		min	0	5	-.03	6	NC	6
69	5	max	.003	6	-.016	5	NC	5
70		min	0	5	-.032	6	NC	6
71	M9	max	.003	6	-.016	5	NC	5
72		min	0	5	-.032	6	NC	6
73	2	max	.003	6	-.014	5	NC	5
74		min	0	5	-.029	6	NC	6
75	3	max	.003	6	-.012	5	NC	5
76		min	0	5	-.025	6	8783.039	6
77	4	max	.003	6	-.008	5	NC	5
78		min	0	5	-.018	6	NC	6
79	5	max	.003	6	-.005	5	NC	5
80		min	0	5	-.011	6	NC	6
81	M10	max	.003	6	-.005	5	NC	5
82		min	0	5	-.011	6	NC	6
83	2	max	.004	6	.002	7	3216.554	7
84		min	0	5	-.006	4	1727.28	4
85	3	max	.004	6	.011	7	1509.954	7
86		min	0	5	0	4	2648.654	4
87	4	max	.004	6	.02	7	985.741	7
88		min	0	5	.004	4	5622.719	4
89	5	max	.004	6	.028	7	753.128	7
90		min	0	5	.009	4	NC	4
91	M11	max	.004	6	.028	7	NC	7
92		min	0	5	.009	4	NC	4
93	2	max	.004	6	.053	7	2369.075	7
94		min	0	5	.024	4	4537.71	4
95	3	max	.004	6	.071	7	1329.454	7
96		min	0	5	.035	4	2514.583	4
97	4	max	.004	4	.061	7	1416.075	7
98		min	0	5	.031	4	2658.549	4
99	5	max	.004	4	0	1	NC	1
100		min	0	5	0	1	NC	1

Envelope Member Section Deflections (Continued)

Member	Sec		x [in]	lc	y [in]	lc	L/y Ratio	lc	
101	M12	1	max	.028	7	.007	7	3009.583	7
102			min	.01	4	0	4	NC	4
103		2	max	.028	7	.008	7	2711.907	7
104			min	.01	4	0	4	NC	4
105		3	max	.028	7	.003	7	6619.864	7
106			min	.01	4	-.003	4	NC	4
107		4	max	.028	7	-.001	5	NC	5
108			min	.01	4	-.005	6	6963.999	6
109		5	max	.028	7	0	5	NC	5
110			min	.01	4	-.004	4	NC	4
111	M13	1	max	-.015	5	.008	6	NC	6
112			min	-.031	6	.004	5	NC	5
113		2	max	-.015	5	.007	6	NC	6
114			min	-.031	6	.004	5	NC	5
115		3	max	-.016	5	.005	6	NC	6
116			min	-.032	6	.003	5	NC	5
117		4	max	-.016	5	.003	7	NC	7
118			min	-.032	6	.002	4	NC	4
119		5	max	-.016	5	.002	7	NC	7
120			min	-.032	6	.001	4	NC	4
121	M4	1	max	0	5	811	7	87.753	7
122			min	-.004	4	.43	4	164.947	4
123		2	max	0	5	.554	7	128.296	7
124			min	-.004	4	.293	4	241.838	4
125		3	max	0	5	.319	7	222.564	7
126			min	-.004	4	.167	4	421.345	4
127		4	max	0	5	.127	7	557.582	7
128			min	-.004	4	.066	4	1062.38	4
129		5	max	0	5	0	5	NC	5
130			min	-.004	4	-.001	4	NC	4

Envelope Wood Code Checks

Member	Shape	Code Check	Loc[ft]	lc	Shear ...	Loc[ft]	lc	Fc'[psi]	Ft'[psi]	Fb'[psi]	Fv'[psi]	Eqn	
1	M1	4X6	.167	2.547	1	.054	0	1	1770.1...	1009.1...	1495	207	3.9-1
2	M2	4X6	.103	6	1	.027	0	6	990.173	1009.1...	1495	207	3.9-3
3	M3	4X6	.157	0	1	.056	0	1	1715.84	1009.1...	1495	207	3.9-3
4	M5	3-4X6	.663	0	1	.096	0	1	1417.6...	859.625	1345.5	207	3.9-3
5	M6	4X6	.059	2.96	1	.008	2.96	6	1715.84	1009.1...	1495	207	3.9-3
6	M7	4x4	.265	0	1	.104	0	1	1803.3...	1164.3...	1725	207	3.9-3
7	M8	4X6	.173	6.325	1	.025	0	1	852.091	859.625	1345.5	207	3.9-1
8	M9	4X6	.236	0	1	.060	0	1	1631.7...	859.625	1345.5	207	3.9-1
9	M10	4x6	.188	2.175	1	.110	0	1	1631.7...	859.625	1345.5	207	3.9-1
10	M11	4x6	.644	6.325	1	.091	0	1	852.091	859.625	1345.5	207	3.9-3
11	M12	4X4	.663	2	1	.346	0	1	1716.0...	991.875	1552.5	207	3.9-1
12	M13	4X4	.163	0	1	.082	0	1	1716.0...	991.875	1552.5	207	3.9-3
13	M4	3-4X6	.883	5.929	1	.110	0	1	1426.1...	859.625	1345.5	207	3.9-1



1050 GLACIER DR.

SITE PLAN

1" = 10'

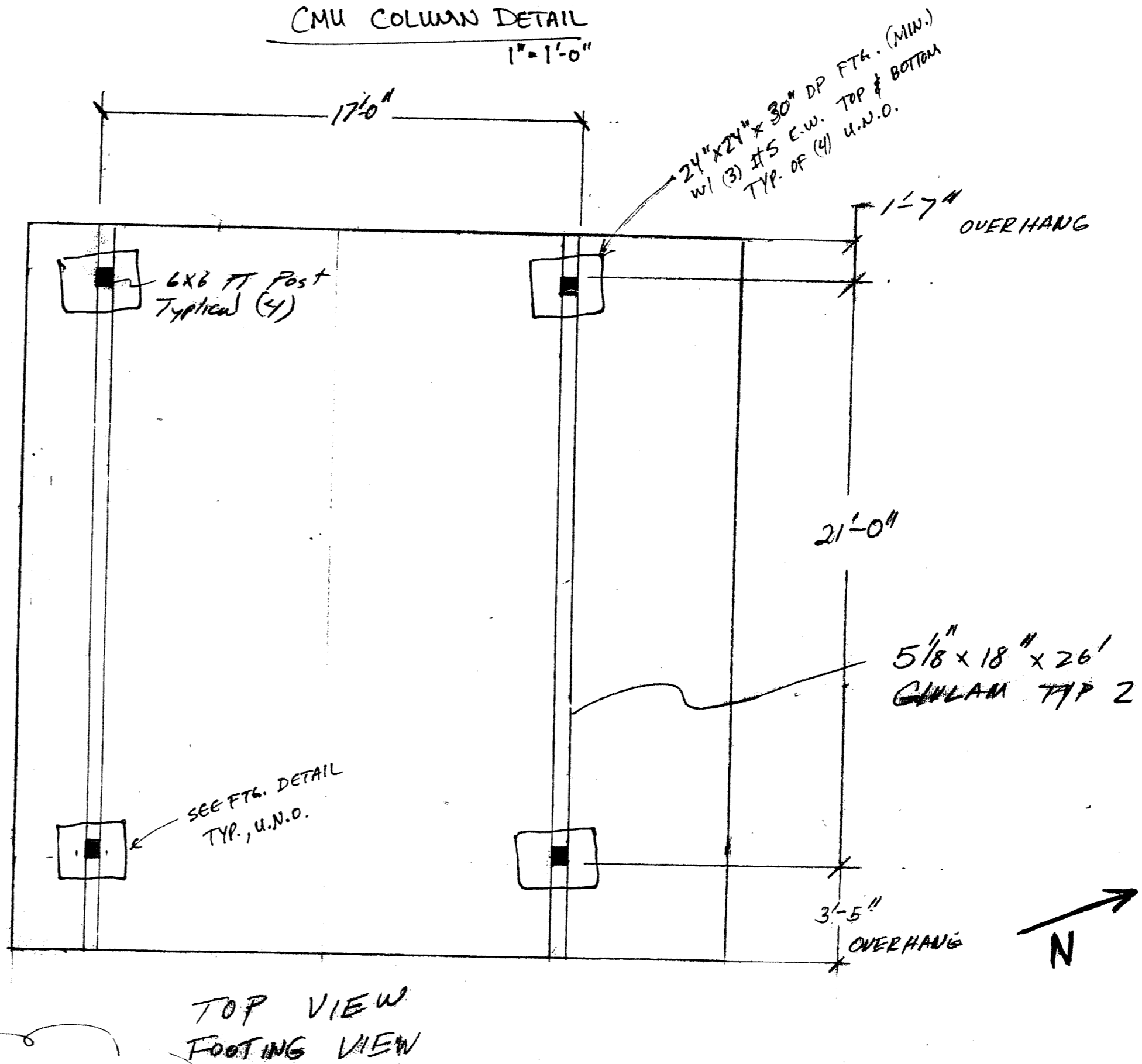
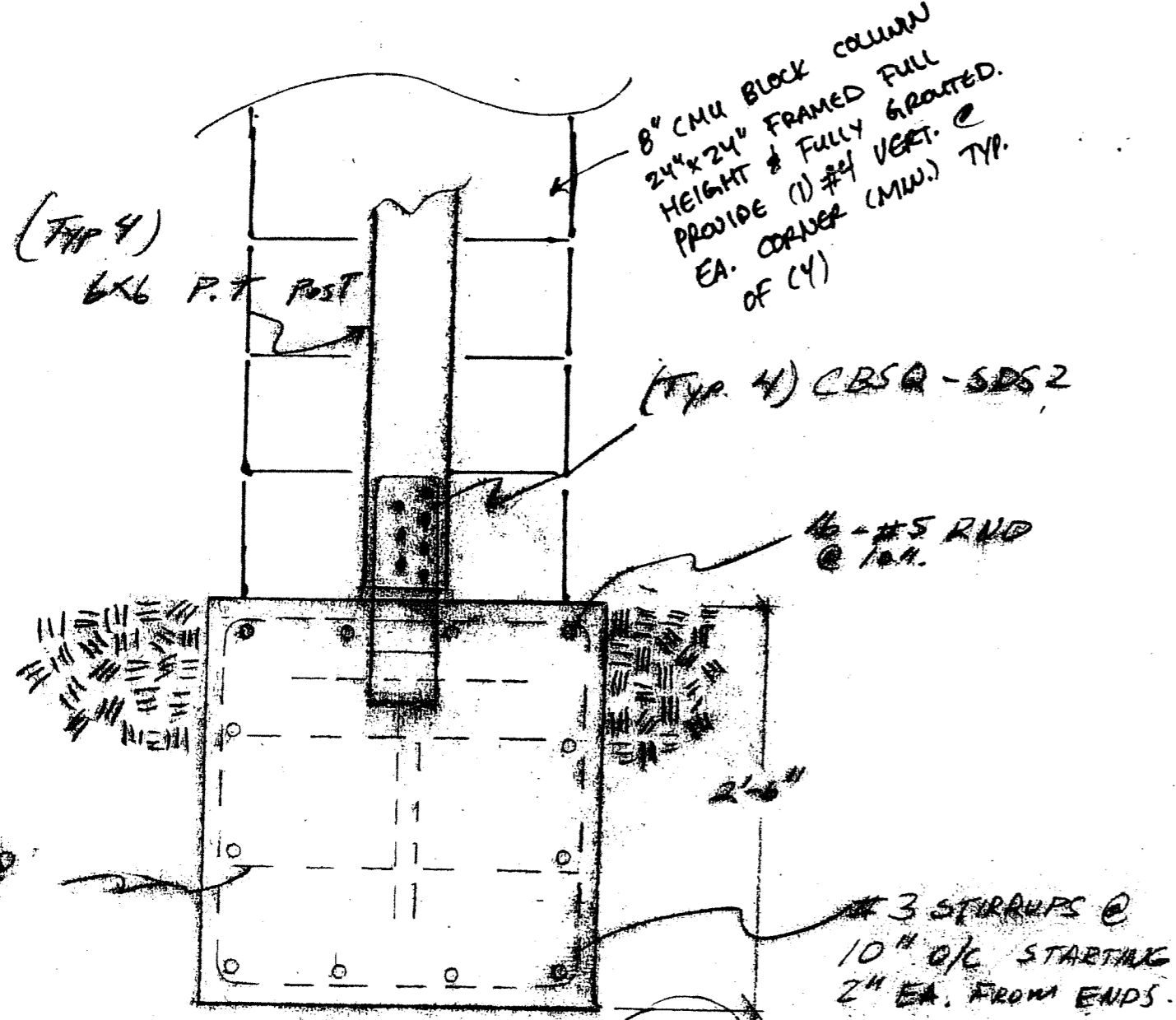
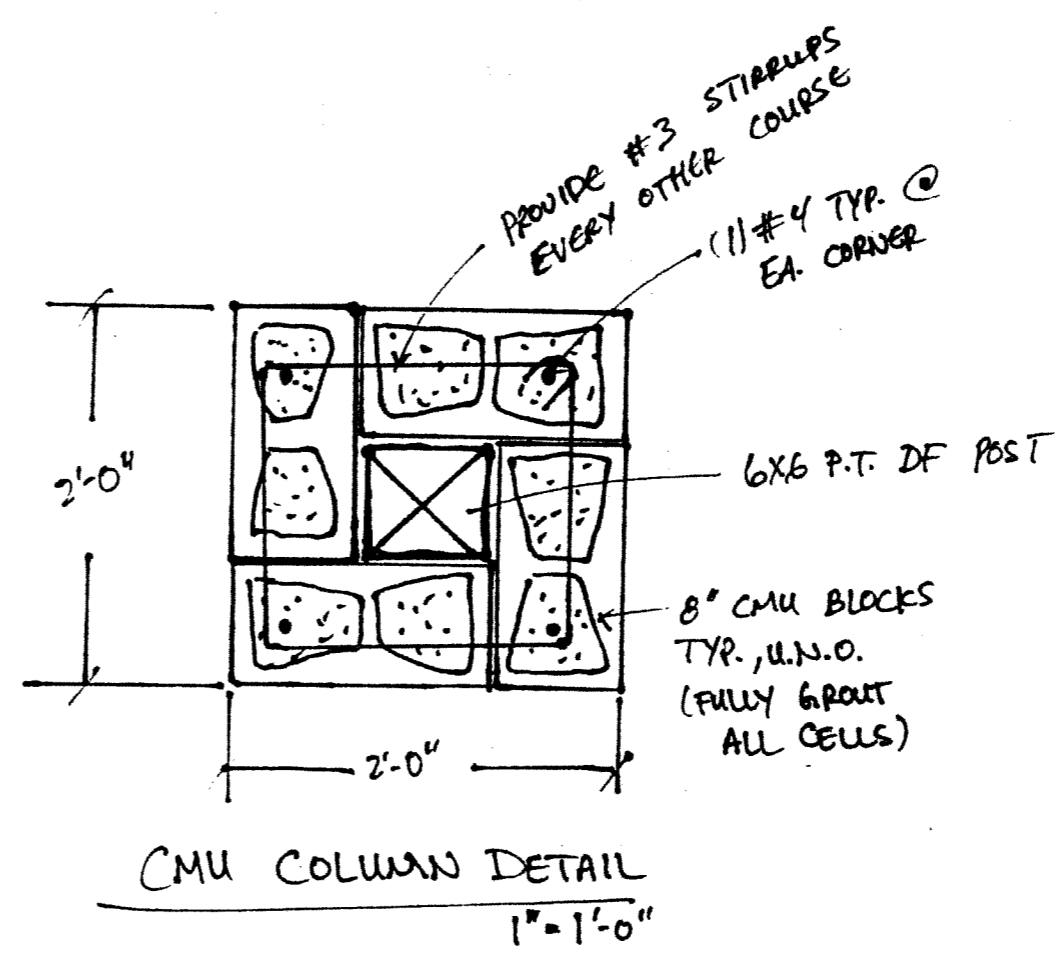
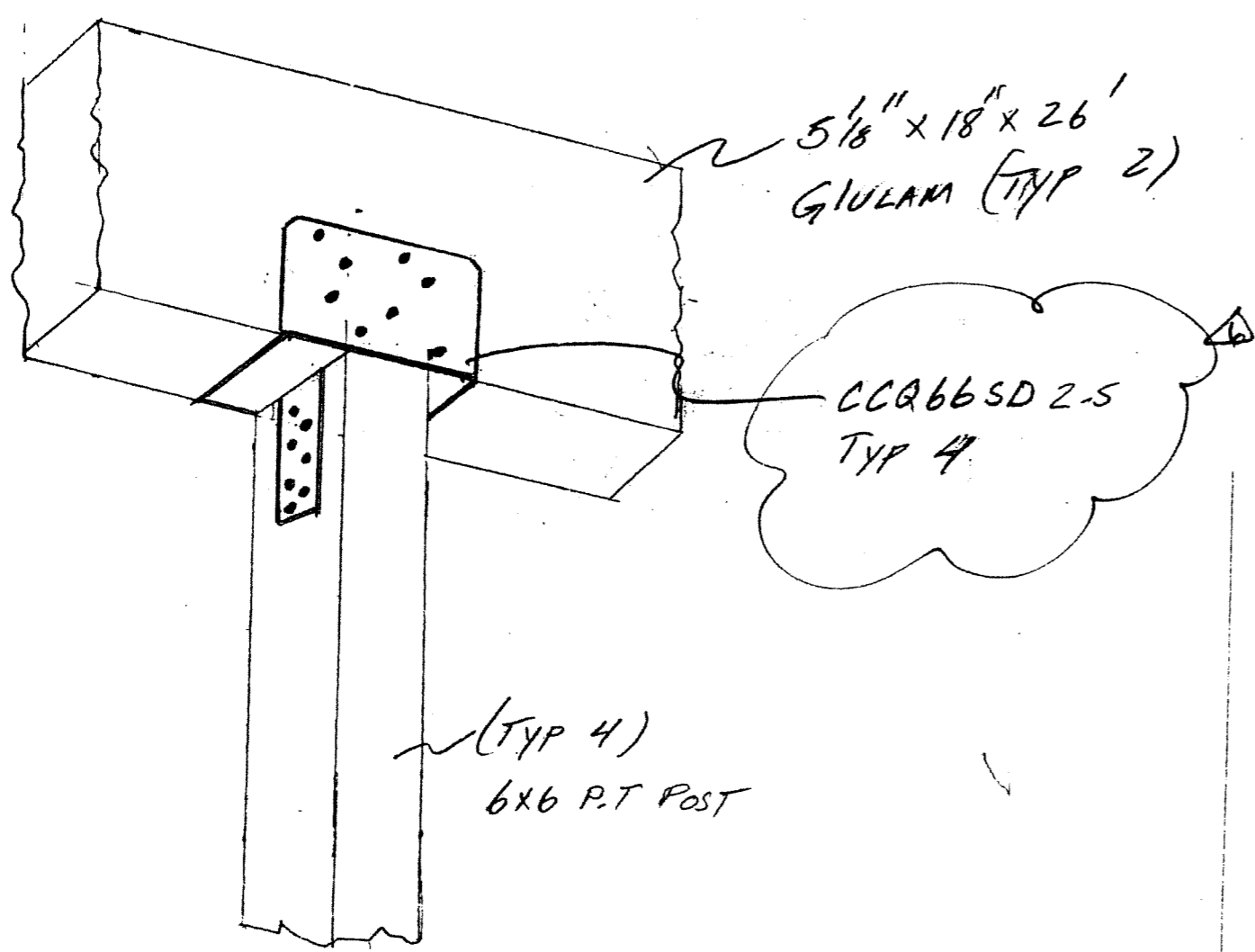
"DESIGNER"
 OWNER/BUILDER-CONTRACTOR
 Per NRS 623.330 (4) (a) - I am responsible for the preparation,
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 AURELIO ACEBEDO (Owner)
 1050 GLACIER DR. CARSON CITY, NV

VAR-09071
 RECEIVED
 AUG 17 2009
 CARSON CITY
 PLANNING DEPARTMENT

CODE-2006-IRC
 SNOW LOAD PSF 30LBS
 SEISMIC ZONE D2
 WIND LOAD 100 MPH (3-second gust)

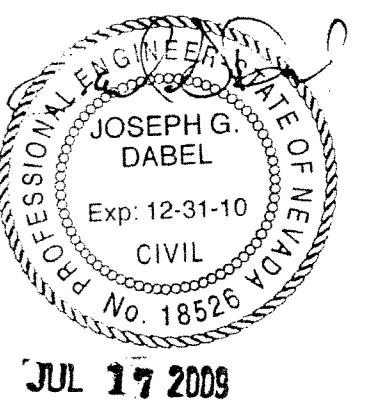
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
AURELIO ACEBEDO 1050 GLACIER DR. CARSON CITY NV.		
APN # 010-432-18	DRAWING NUMBER	1 of 4

DETAIL A



FOOTING DETAIL
 1" = 1'-0"

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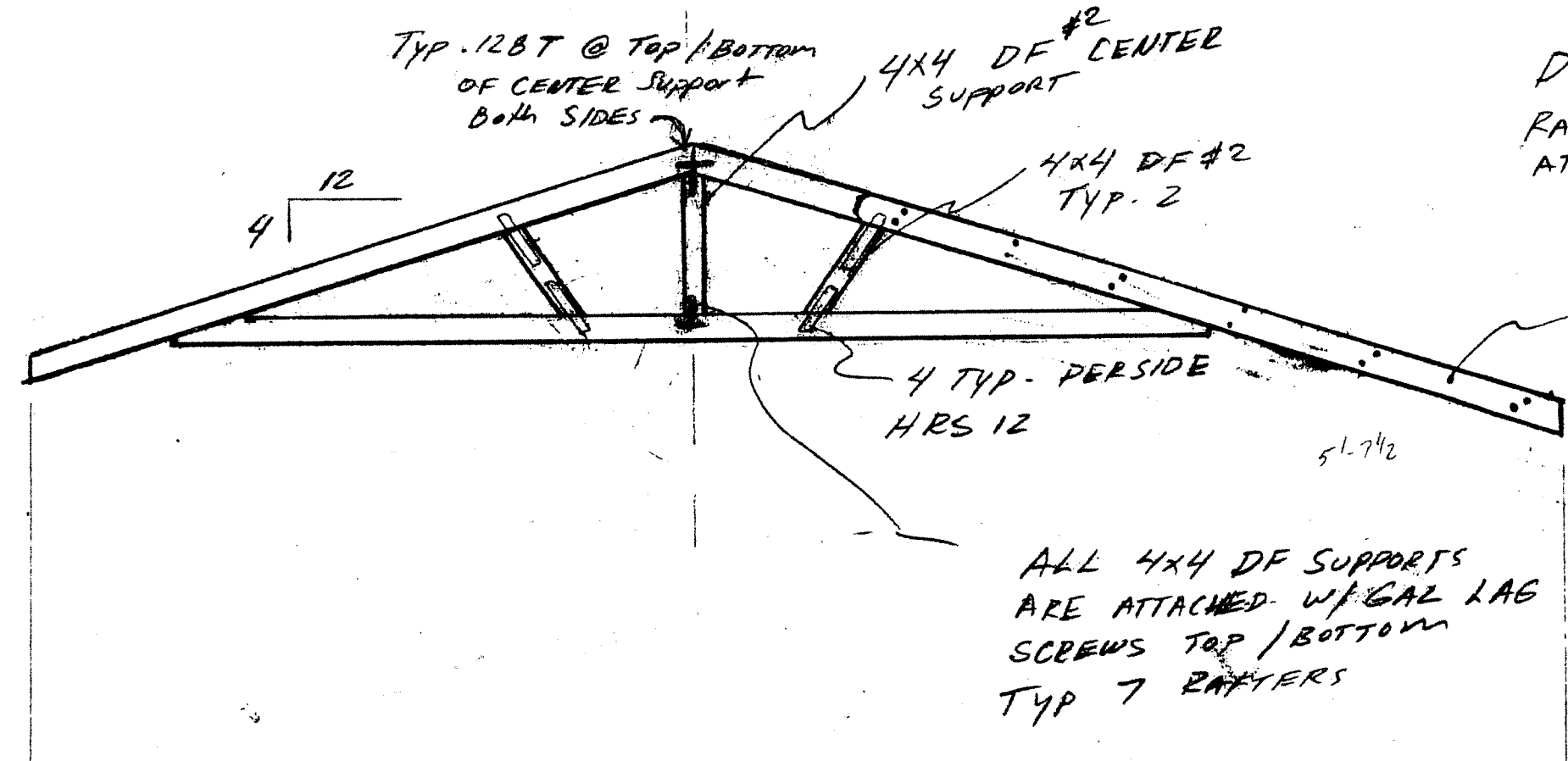
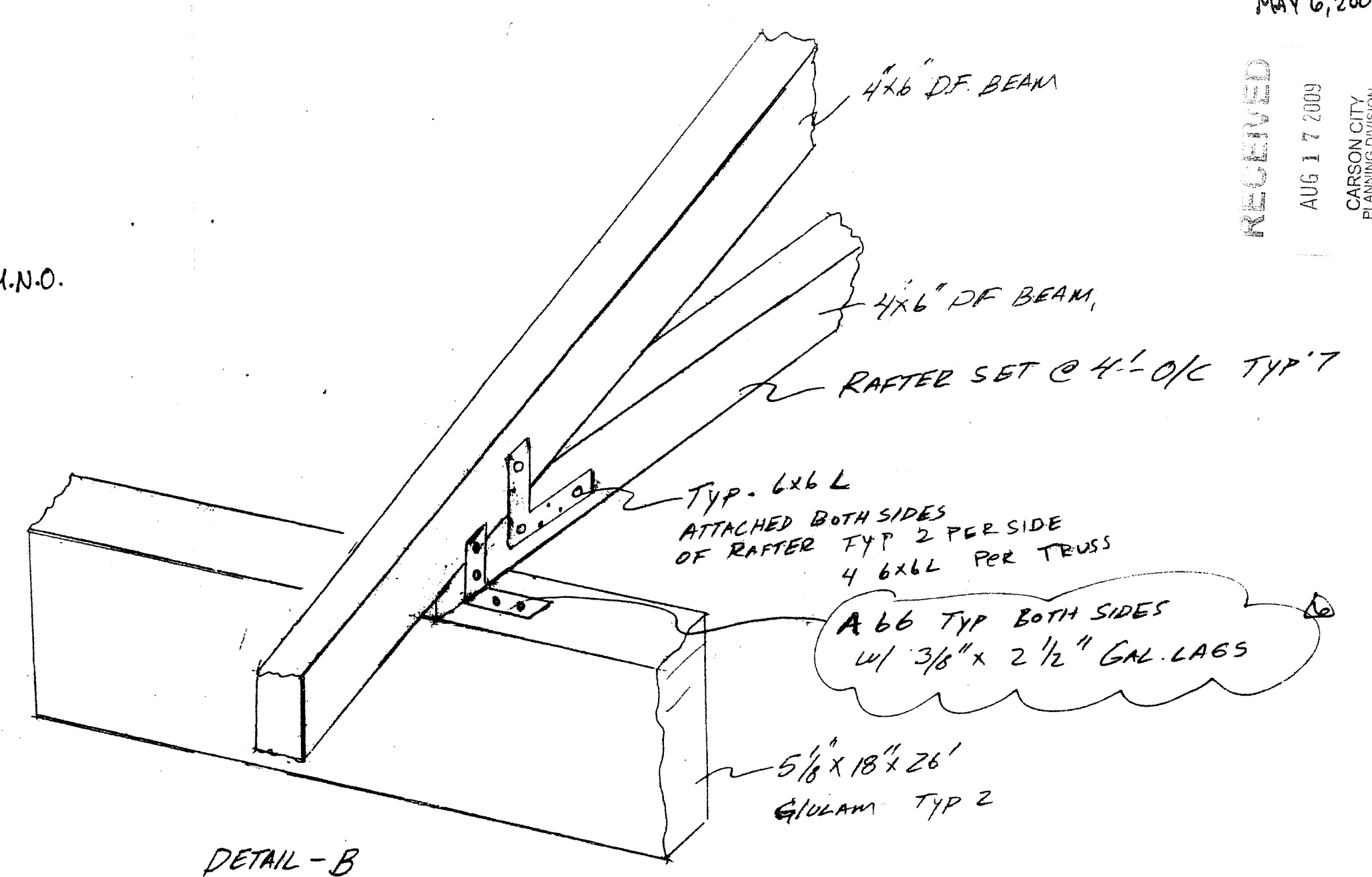
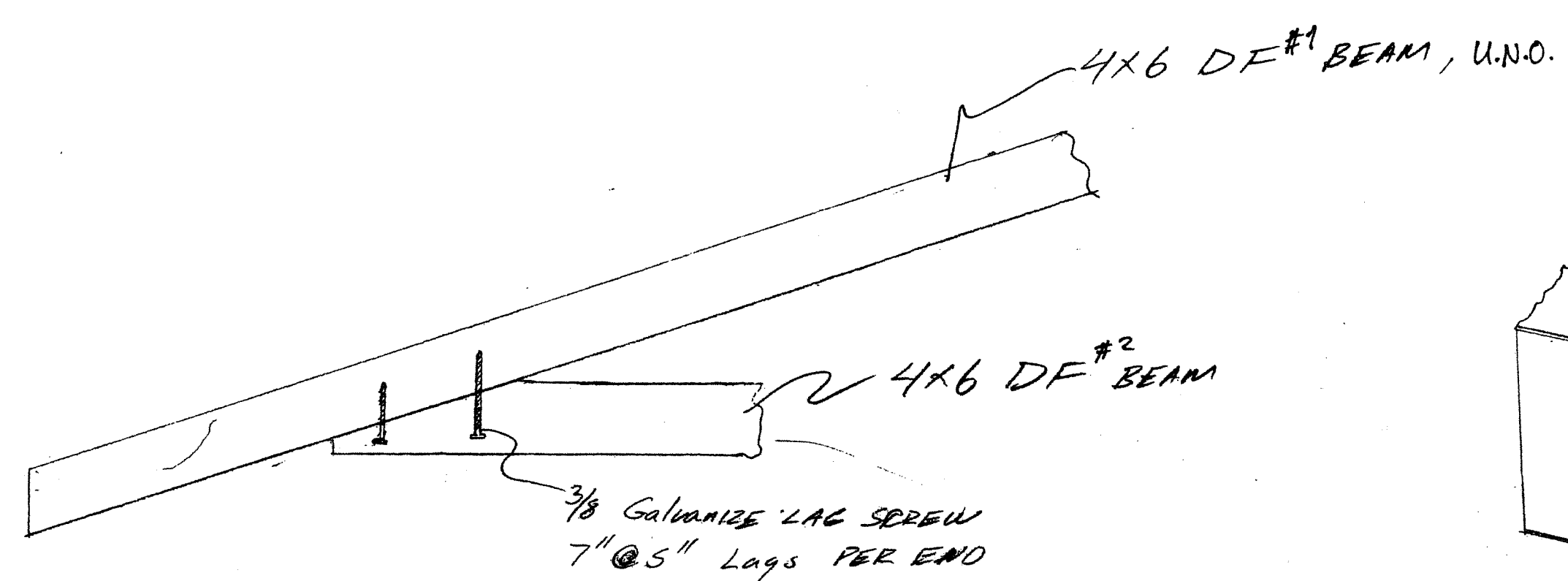


Structural Design Only
 Peak Consulting Engineers, LLC
 1625 Hwy 88 Suite 301
 Minden, NV 89423

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APN # 010-432-18	DRAWING NUMBER	2 of 4

SYMBOL INDICATES
PLAN REV. COMM.
MAY 6, 2009

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DETAIL - B
RAFTER TO BEAM
ATTACHMENT

SCAB ON (2) 4x6 DF #2
RAFTERS x 12' LENGTH (MIN.)
w/ (4) 1/2" THRU-BOLTS
@ 24" O.C. FULL LENGTH
OF SCABBED MEMBERS.
(1) ADDITIONAL 4x6 ON
EACH SIDE TYP. @ EACH
TRUSS WHERE TAIL
EXCEEDS 3' IN LENGTH
UNLESS NOTED OTHERWISE

ALL 4x4 DF SUPPORTS
ARE ATTACHED w/ GAL LAG
SCREWS TOP/BOTTOM
TYP 7 RAFTERS

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SIGNATURE _____ DATE _____

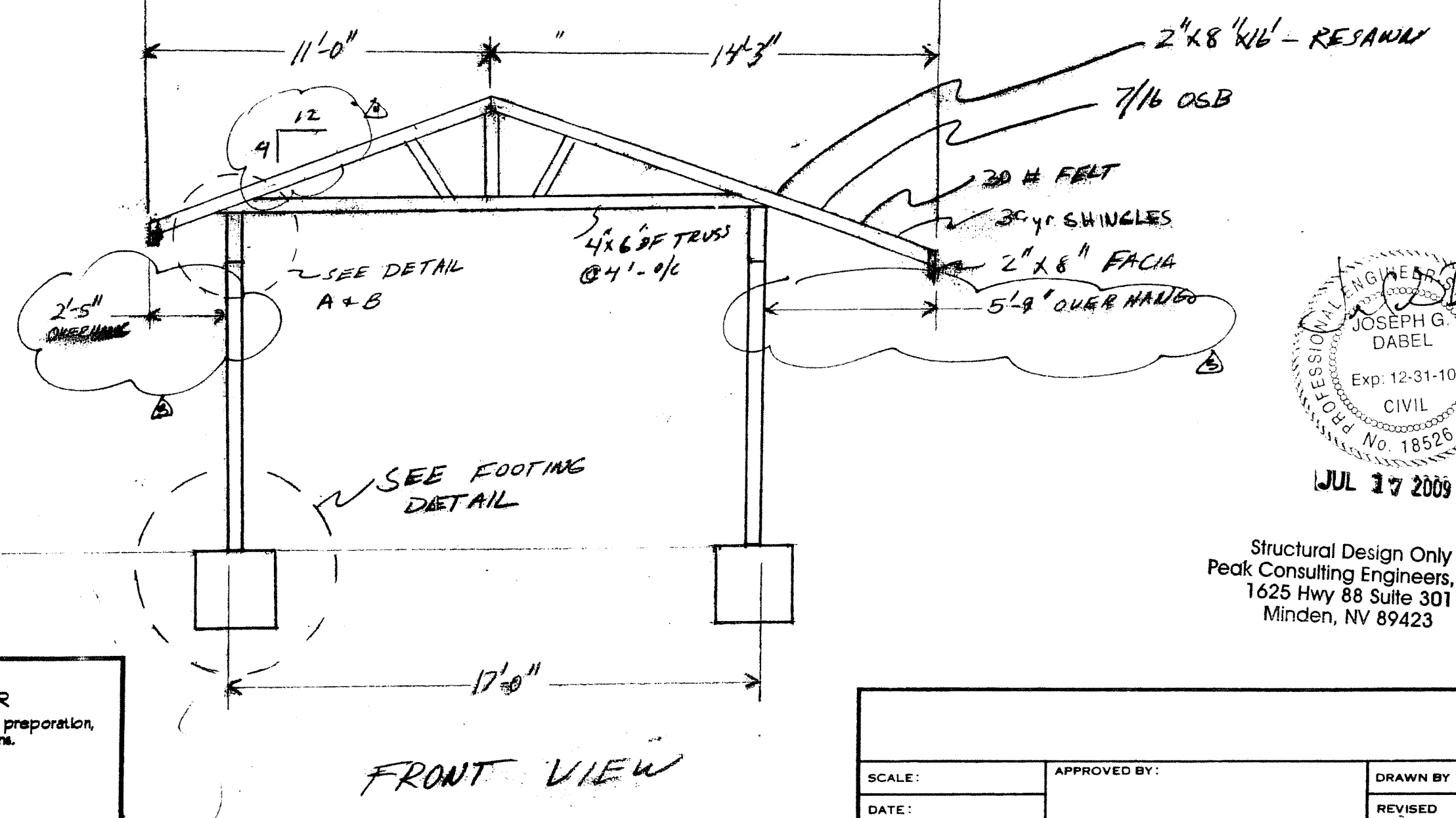
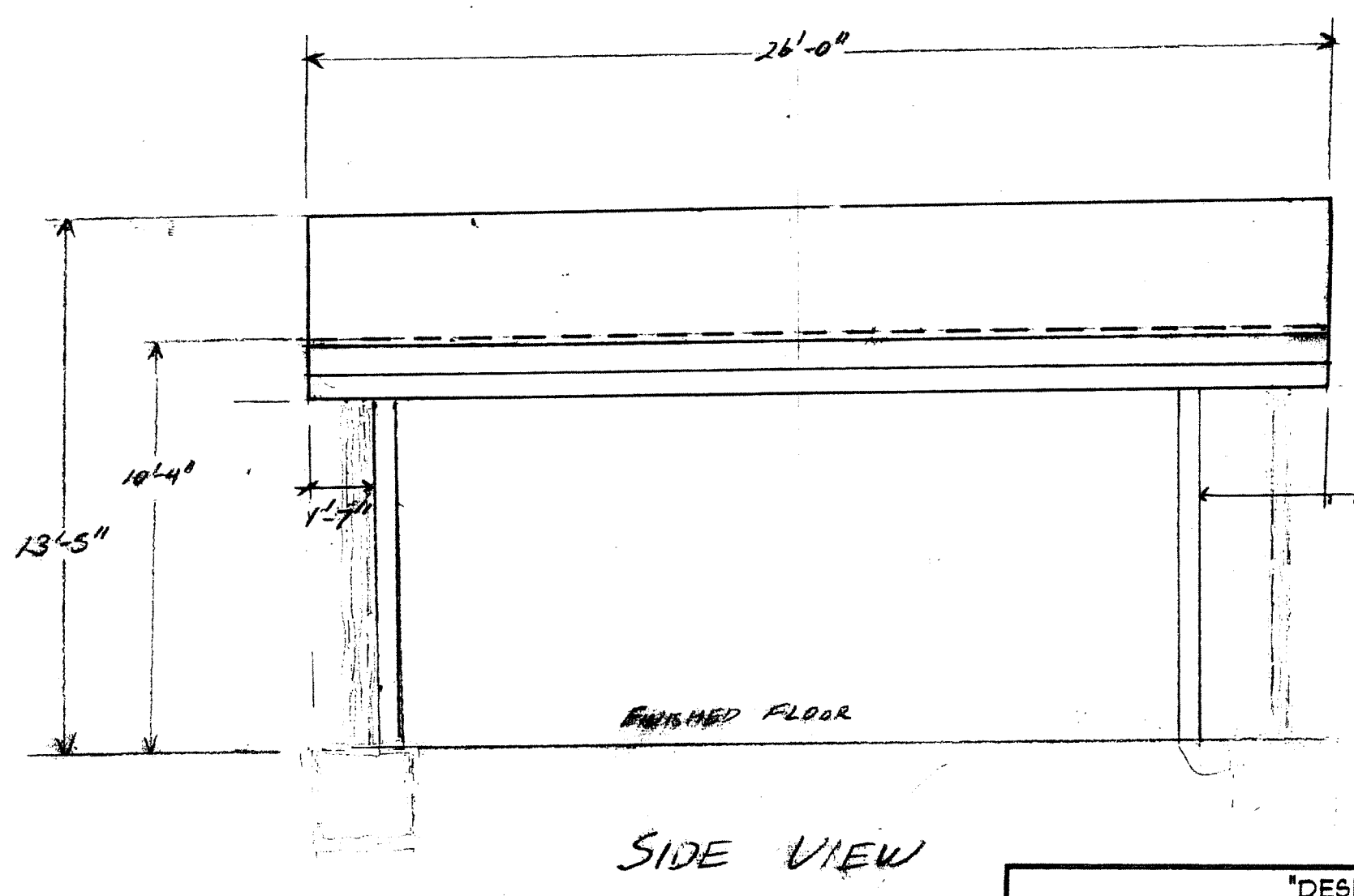
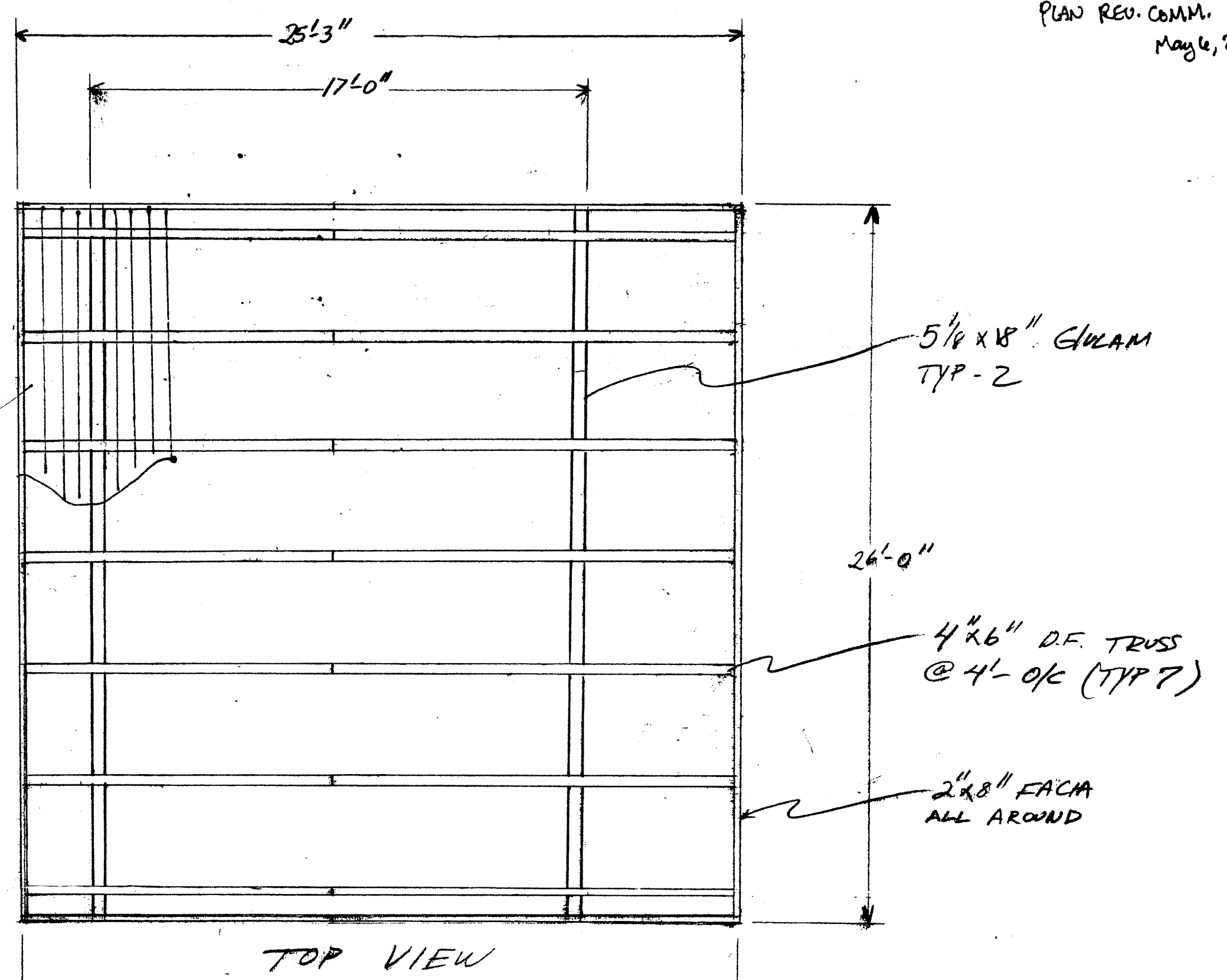
PROFESSIONAL ENGINEER
JOSEPH G. DABEL
Exp. 12-31-10
CIVIL
No. 18526
JUL 17 2009

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APN # 010-432-18		

ROOF SHEATHING: PROVIDE 1/2" APA RATED SHEATHING
INDEX (24/16) w/ 8d Common @
6" O.C. E.N., B.N. & 12" O.C. F.N.

2x8 RESAWN
BEAM OVER
TRUSSES, TYP.
U.N.O.



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Peak Consulting Engineers, LLC
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DATE:	REVISION:	REVISION:
AURELIO ACEBEDO 1050 GLACIER DR. CARSON CITY NV.		DRAWING NUMBER 3 of 4
APN # 010-432-18		



2009/09/09



2009/09/09



2009/09/09