

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 29, 2015**

**FILE NO:** ADM-15-037

**AGENDA ITEM:** F-1(B)

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Administrative Permit to allow detached accessory structures of 50-75% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A).

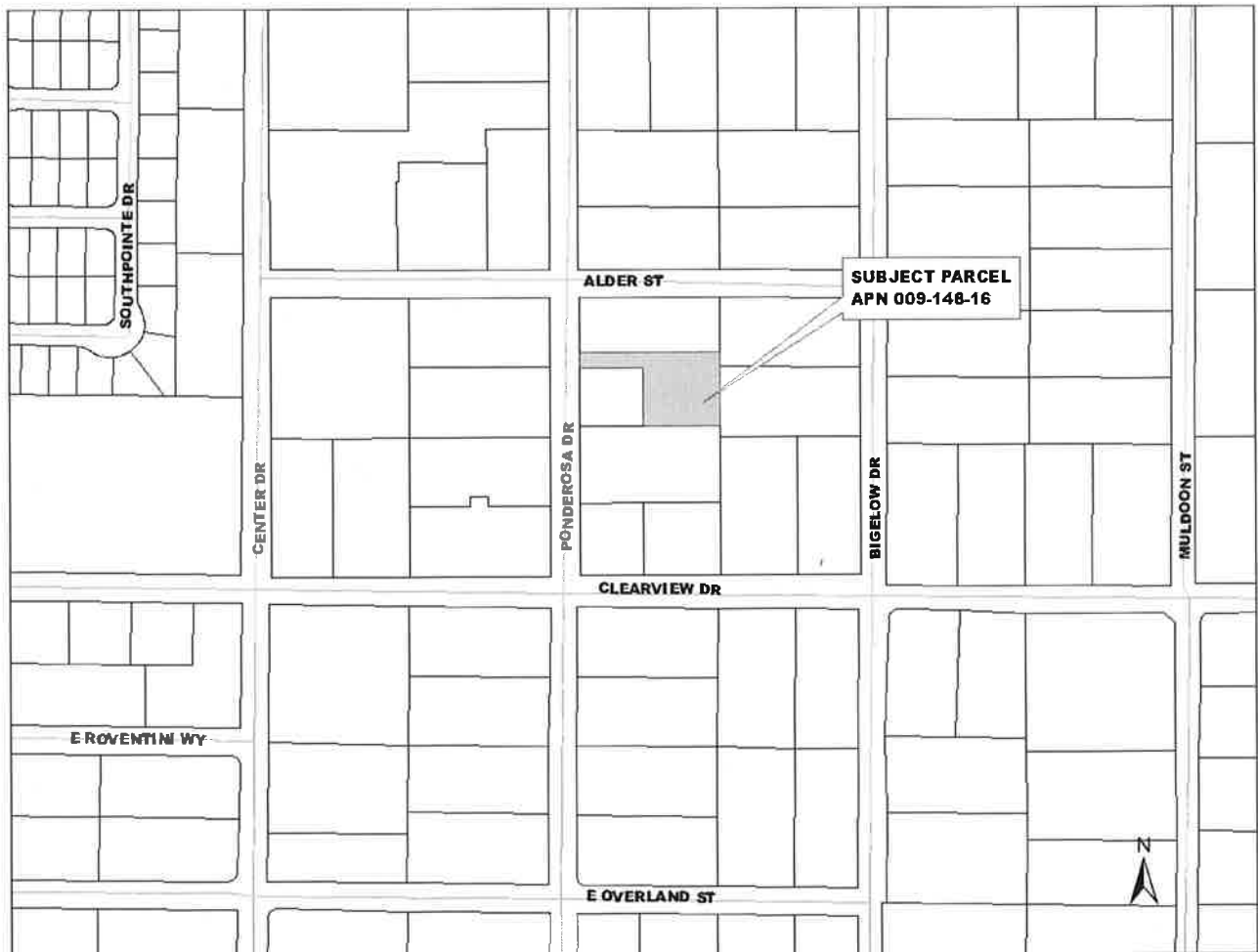
**APPLICANT:** Albert Replogle

**OWNER:** Albert Replogle

**LOCATION:** 4151 Ponderosa Drive

**APN:** 009-148-16

**RECOMMENDED MOTION:** "I move to approve ADM-15-037, an Administrative Permit request to allow detached accessory structures that are 73% of the size of the primary structure on property zoned Single Family 1 Acre, located at 4151 Ponderosa Drive, APN 009-148-16 based on findings and conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

### **The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
7. The applicant must secure a building permit for all structures which require one, but which were built without a building permit prior to approval of a lot line adjustment.
7. All structures within five feet of a property line must have one hour fire rating between property line and structure wall in accordance with International Residential Code Table 302.1(1). This would require a building permit.
8. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
9. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
10. All Contractors are required to carry State and local license.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure).

**MASTER PLAN DESIGNATION:** Low Density Residential (LDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Would the proposed review to allow existing detached accessory structures of 73% of the size of the primary structure in conjunction with concurrent Variance application VAR-15-022 and a proposed Lot Line Adjustment have an adverse impact on the adjacent residential neighborhood?

### **SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Single Family 1 Acre (SF1A)/Residential  
SOUTH: Single Family 1 Acre (SF1A)/Residential  
EAST: Single Family 1 Acre (SF1A)/Residential  
WEST: Single Family 1 Acre (SF1A)/Residential

### **ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: X, areas of minimal flooding
2. SLOPE/DRAINAGE: The site is flat
4. SOILS: 61- Surprise gravelly sandy loam, 0-2 percent slopes

### **SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: .71 acre
2. PROPOSED STRUCTURE SIZE: No change
3. PROPOSED STRUCTURE HEIGHT: No change
4. SETBACKS: Front 30 feet, Side 15 Street Side 20, Rear 30
5. VARIANCES REQUESTED: Under concurrent VAR-15-022, vary lot size and rear setback

### **ADDITIONAL REVIEWS**

None

### **DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use, but pursuant to 18.05.055.7 accessory structures which exceed 50% but not more than 75% of the size of the primary structure requires approval of an Administrative Permit.

This Administrative Permit will be required for the size of the existing structures on the site, when a proposed Lot Line Adjustment will add an existing 420 square foot shed to the detached accessory structures on the resulting parcel, and is being reviewed in conjunction with a concurrent Variance application (VAR-15-022). Since the application for the Variance must be reviewed and approved by the Planning Commission, this Administrative Permit is also being submitted to the Planning Commission for review rather than scheduling a separate hearing date.

Currently on the site there is one detached garage of 960 square feet, which was issued a building permit and is a legal non-conforming structure within the current required front yard setback. There is also a conforming detached existing carport of 378 square feet and an existing barn of 448 square feet. The barn is located in the rear yard setback and is being reviewed concurrently under VAR-15-022 for location. It is exempt from review under 18.05.050 Accessory Farm Structures for size in comparison to the size of the primary structure. The total square footage of detached accessory structures under review is 1,758 (960 garage, 378 carport and a 420 shed which will become part of this site after approval of a proposed Lot Line Adjustment). The size of the primary structure is 2,416 square feet.

Primary 2416	Garage 960	Carport 378	Shed 420	Barn 448	Total
% of Primary	40%	16%	17%	Exempt	73%

Land coverage by accessory structures after the lot line adjustment is completed will be 3% (4% if the barn is included). No additional review is required if accessory structures are less than 5% of square footage of the parcel.

All structures presently exist on the site. No new structures are proposed. Both lots are under the same ownership. No additional non-conformity or increase in development of the site is proposed with this review. Included in the conditions of approval is a requirement that any buildings which were placed on the site without a valid building permit will require approval of one prior to the approval of proposed Lot Line Adjustment.

**PUBLIC COMMENTS:** Public notices were mailed on May 8, 2015 to 31 adjacent property owners within 473 feet of the subject site. At the writing of this report no comments have been received in favor or opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 27, 2015 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 May 12, 2015 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division:**

1. All structures within five feet of a property line must have one hour fire rating between property line and structure wall in accordance with International Residential Code Table 302.1(1). This would require a building permit.
2. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license

**Engineering:** No concerns, after the new 9,000 square foot building was removed from the application

**Fire:** Project must comply with 2012 IFC and Northern Nevada Amendments

**Health:** No concerns

**Environmental Health:** No comments concerning this request

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the

project.

1. Will be consistent with the master plan elements.

### **Chapter 3: A Balanced Land Use Pattern**

#### **Goal 1.1-Promote the efficient use of available land and resources**

##### **Goal 1.1a- Balanced Land Use Plan**

*There are no proposed new structures under review with this application. A garage, carport and barn are presently on the site. A proposed Lot Line Adjustment will add another 420 square foot shed to the parcel, creating a ratio of the primary structure to detached accessory structures of 73%. This purpose of this review is to allow the Lot Line Adjustment to proceed, in conjunction with a Variance (VAR-15-022) and allow existing non-conforming structures within the setback to continue. This will have no impact on the property or vicinity. No additional services such as water, sewer, road, sidewalk, etc. will need to be installed. No adverse impact is anticipated to the neighborhood or surrounding properties with the continuation of the existing structures.*

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

*If this Administrative Permit, concurrent Variance and the proposed Lot Line Adjustment are approved, one existing property line will be changed administratively, which will create one smaller and one larger parcel, with one additional accessory structure on this site. There may be a new fence line created between the two parcels after approval of the Lot Line Adjustment, but no other outward change will be apparent. The modification of the site to allow the Lot Line Adjustment with the resultant larger amount of square footage in detached accessory structures on the site will not cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity, and will not be detrimental to the neighborhood. The second parcel created by the Lot Line Adjustment will be in compliance with the ratio of detached accessory structures to the primary structure after the Lot Line Adjustment is completed and will not need additional review.*

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

*Traffic would not be increased at this location, as no new structures or habitable space is being created. Buildings are already on the site.. Structures are only being reviewed regarding their size compared to the primary structure.*

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

*The project is not expected to have a negative effect on existing public services and facilities. No expansion of buildings, water or sewer lines are proposed. This property is in the Single Family 1 Acre zoning district, where larger homes, accessory structures and farm structures are the usual situation rather than the exception.*

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use

and meets the purpose statement of that district.

*The project is located in the Single Family 1 Acre zoning district which has the following purpose: provide for the development of low-density, large lot, single family detached dwellings residential units.*

*It is noted an accessory structure does not require approval of an Administrative Permit or Special Use Permit in this zoning district. An Administrative Permit is required in this case due to the proposed Lot Line Adjustment which will place an existing accessory structure within the proposed new parcel, and will then create a situation where the accessory structures are 73% of the size of the primary structure. The project is being reviewed concurrently under VAR-15-022 for approval of setbacks of an accessory structure.*

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

*The modification of the parcel under the proposed Lot Line Adjustment will add an accessory structure to the parcel. This modification of the site should not be detrimental to the public health, safety, convenience and welfare. The flag lot configuration is such that the accessory structures cannot be seen from any street. The neighbors are already familiar with the appearance and location of the existing structures. Accessory structures are common in this area and in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings. The only likely modification to the site after approval of these processes will be placement of a fence at the new property line.*

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

*Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Many of the surrounding properties also have accessory structures, such as garages, recreational vehicle storage, storage units, carports, guest buildings, etc., and could also apply for an Administrative Permit, if desired, to allow for construction accessory structures on their properties.*

#### Attachments

Site Photos

Building Division comments

Engineering Division comments

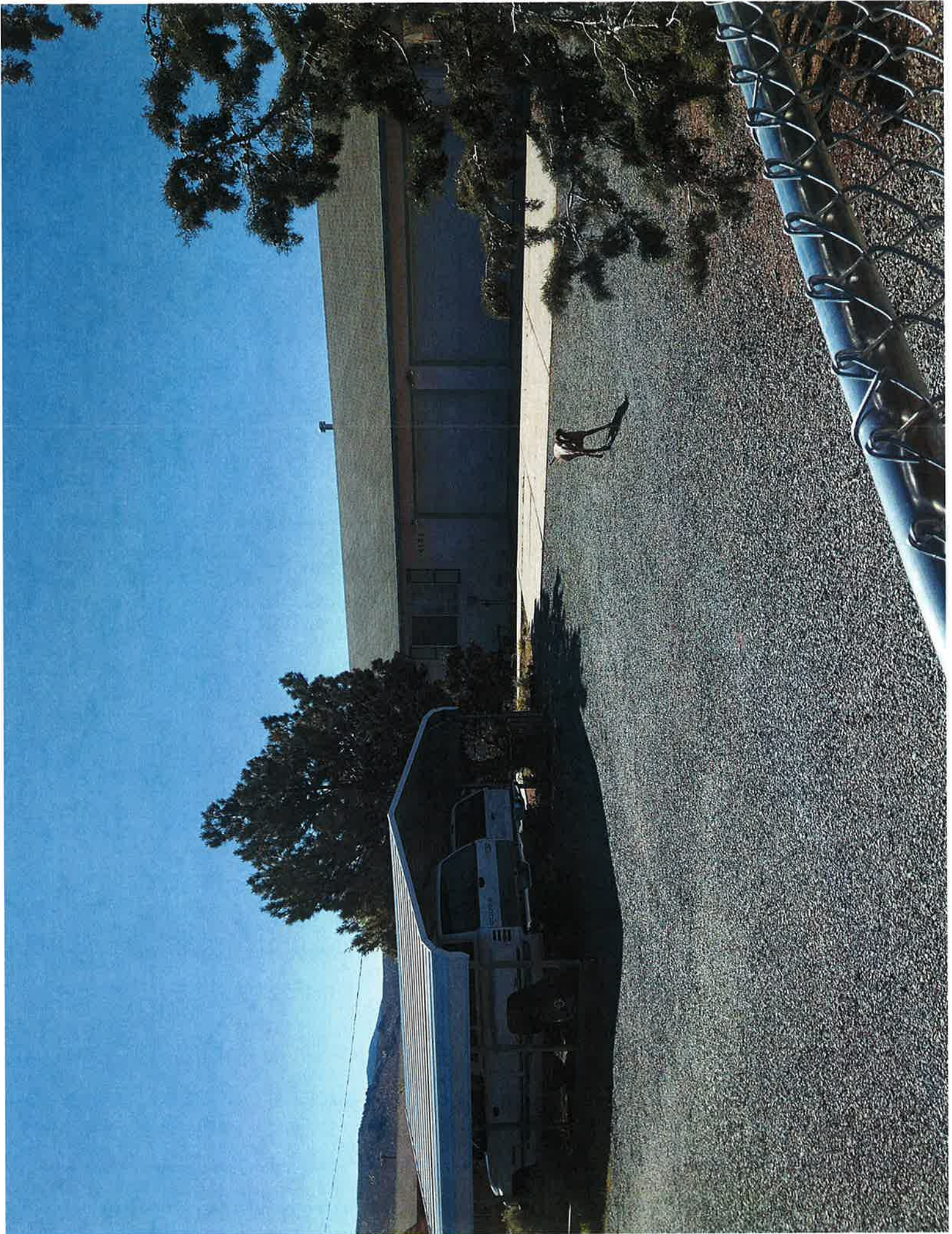
Fire Department comments

Health Department comments

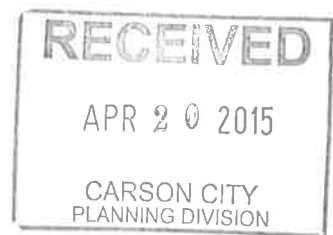
Environmental Control comments

Application (ADM-15-037)









April 20, 2015

Comments on # ADM-15-37:

1. All structure within 5 feet of a property line must have 1 hour fire rating between Property Line and structure wall in accordance with International Residential Code Table 302.1(1). This would require a building permit.
2. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license.

Thanks.

**Shawn Keating**

Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

**Shawn Keating CBO**

Building Official  
Carson City Community Development Department  
Office 775-887-2310  
Fax 775-887-2202  
Cell 775-230-6623  
[skeating@carson.org](mailto:skeating@carson.org)



**Engineering Division  
Planning Commission Report  
File Number ADM-15-037**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** April 27, 2015

**MEETING DATE:** May 27, 2015

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Albert Replogle to vary setbacks for a lot line adjustment with structures close to the new property line, 4151 Ponderosa Dr., apn 09-148-16. The new 9000 s.f. building has been dropped from this application.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

**CCMC 18.02.080 (2a) - Adequate Plans**

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

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposal will not affect traffic or pedestrian facilities.

**CCMC 18.02.080 (5d) - Public Services**

Existing facilities appear to be adequate for this project.

April 28, 2015

ADM-15-037:

1. Project must comply with 2012 IFC and Northern Nevada Amendments.

***Dave Ruben***

Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



May 12, 2015

Health

ADM-15-037

**Carson City Health and Human Services**

Has no concerns with the application as submitted.

Dustin Boothe, MPH, REHS

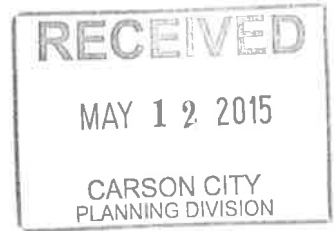
Carson City Health and Human Services

900 E. Long St.

Carson City, NV 89706

(775) 887-2190 ext. 7220

[dboothe@carson.org](mailto:dboothe@carson.org)





April 28, 2015

Major Project Review Committee

Re: # ADM-15-037

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP - 15 - 037 at 4151 Ponderosa Dr request:

1. ECA has no comments concerning this request.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

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

FOR OFFICE USE ONLY:

CCMC 18.02

*Administrative*

**SPECIAL USE PERMIT**

**FILE #** ADM 15-037

**FEE:** \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee

**APPLICANT** Albert Replögle **PHONE #** (775) 720-5104

**MAILING ADDRESS, CITY, STATE, ZIP**  
4151 Ponderosa Drive

**EMAIL ADDRESS**  
albertr@sierracontrols.com

**PROPERTY OWNER** Same **PHONE #** Same

**MAILING ADDRESS, CITY, STATE, ZIP**  
Same

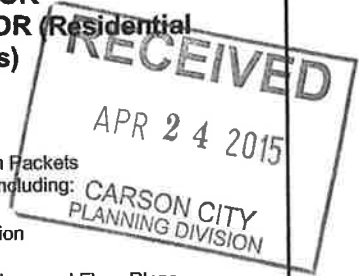
**EMAIL ADDRESS**  
Same

**APPLICANT AGENT/REPRESENTATIVE** Rob Pyzel **PHONE #** 720-201-1385

**MAILING ADDRESS, CITY STATE, ZIP**  
100 California Ave., Suite 202 Reno, NV 89509

**EMAIL ADDRESS**  
rpyzel@me.com

- SUBMITTAL PACKET**
- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)
  - CD containing application digital data (to be submitted once the application is deemed complete by staff)



Application Reviewed and Received By:

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): 009-148-16 Street Address 4151 Ponderosa Drive ZIP Code

Project's Master Plan Designation Low Density Residential 0.2-3 DU/AC Project's Current Zoning SF1A Nearest Major Cross Street(s) Alder St./Ponderosa Dr.

Briefly describe your 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: 18.05.055 - Accessory Structures, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

To allow the cumulative square footage of accessory structures exceed 75% of the total square footage of the primary building

**PROPERTY OWNER'S AFFIDAVIT**

I, Albert Replögle, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  
Signature: [Signature] Address: 4151 Ponderosa Drive Date: 04/16/2015

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

STATE OF NEVADA  
COUNTY \_\_\_\_\_ }

On April 22, 2015, Albert Replögle xxxxxx, 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.

Notary Public \_\_\_\_\_



**ROSA GARCACHE**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No. 14-18880-3 - Expires May 22, 2018

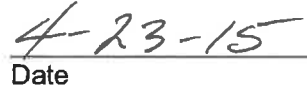
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission.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

**ACKNOWLEDGMENT OF APPLICANT**

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



Applicant



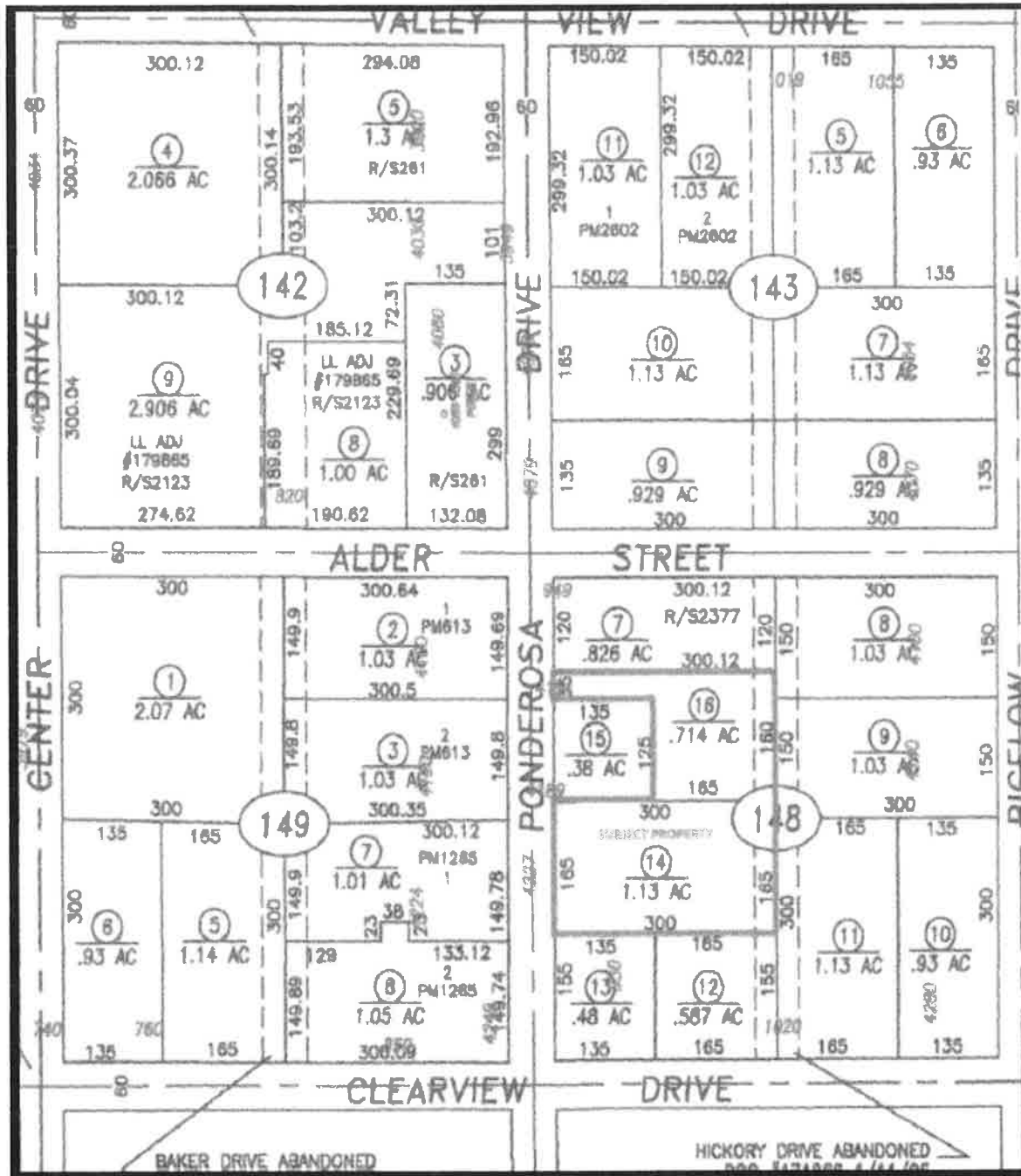
Date

# Project Description & Findings for Special Use Permit

## Project Description:

The applicant currently owns two properties that share a common property line on Ponderosa Drive. The properties are:

- 4151 Ponderosa Drive (APN: 009-148-16); and
- 4227 Ponderosa Drive (APN: 009-148-14).



4151 Ponderosa Drive is currently 0.71 acres in size. The property is classified as a “flag lot” meaning that access to a public street (Ponderosa Drive) is by a 35’ X 135’ strip of



## **Project Description & Findings for Special Use Permit**

land that leads to the 165' X 160' main body of the property. The property currently has a 1,392 square foot ("sq. ft.") single family residence as well as three detached accessory structures (a 960 sq. ft. garage, a 378 sq. ft. carport and a 448 sq. ft. barn). The existing detached garage is located within the 15-foot side yard setback, but was reviewed and approved through a building permit. As such, the garage is classified as a legal non-conforming structure and can remain as is. The existing carport is located north of the existing single family residence, but outside of the rear and side yard setbacks. The barn is located east of the residence and is located within the 30-foot rear yard setback.

4227 Ponderosa Drive is currently 1.13 acres in size. This property is rectangular in shape with dimensions of 165' X 300'. This property currently has a 1,902 sq. ft. single family residence and an attached 480 sq. ft. garage. There are three detached accessory structures on this property (a 42 sq. ft. shed, a 288 sq. ft. shed and a 420 sq. ft. shed). All of the existing sheds on 4227 Ponderosa Drive are located outside of the required rear and side yard setbacks in the existing lot's current configuration.

The applicant proposes to process a boundary line adjustment between the two properties. The southern property line for 4151 Ponderosa Drive would essentially pivot at its current southwest corner, swinging south and west to tie onto what is now the current southern property line of 4227 Ponderosa Drive. The boundary line adjustment would increase the size of 4151 Ponderosa Drive from 0.71 acre to 1.34 acres while reducing 4227 Ponderosa Drive from 1.13 acres to 0.51 acre. With the boundary line adjustment, the 420 sq. ft. shed will transition into the reconfigured 4151 Ponderosa Drive parcel, the 288 sq. ft. shed will abut the relocated property line. Both the 288 sq. ft. shed and the 42 sq. ft. shed will be located within the 30-foot rear yard setback with the boundary line adjustment.

The primary structure at 4151 Ponderosa Drive is 1,392 square feet in size. The total square footage of existing and proposed accessory structures contained within the reconfigured 4151 Ponderosa Drive lot will equal 2,206 sq. ft.

Seventy-five percent (75%) of the total square footage of the primary residence at 4151 Ponderosa Drive is 1,044 sq. ft.

The special use permit application is to allow the cumulative square footage of the existing detached accessory structures exceed 75% of the total square footage of the primary structure at 4151 Ponderosa Drive.

The applicant is concurrently pursuing a variance request to allow the proposed boundary line adjustment to create a lot less than the minimum 1-acre lot size requirement for the SF1A zoning district as well as address the existing detached accessory structures that either currently are or will be located within the rear or side yard setbacks.

### **Findings:**

***How will the proposed development further and be in keeping with, and not contrary***

# Project Description & Findings for Special Use Permit

## *to, the goals of the Master Plan Elements?*

The special use permit application is to allow the amount of square footage of existing detached accessory structures currently on-site and that will transition to the subject site as a result of the proposed boundary line adjustment to exceed 75% of the existing primary residence at 4151 Ponderosa Drive. As such, many of the goals and actions of the Carson City Master Plan are not applicable given the scale and scope of the development under consideration.

- *Goal 1.1–Promote the Efficient Use of Available Land and Resources*

The project does not propose new development that would impact the City’s water and wastewater master plan or growth management plan. No new development is proposed that will need to comply with the City’s policy regarding site planning and other design techniques to increase energy conservation.

- *Goal 1.2–Promote Infill and Redevelopment in Targeted Areas*

The subject site is not located within one of the areas the City has targeted as an opportunity for infill and redevelopment.

- *Goal 1.3–Promote the Preservation of State and Federal Lands as a Community Amenity*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to the urban interface with either state or federal lands.

- *Goal 1.4–Manage the Impacts of Future Growth within the Urban Interface*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to the urban interface with either state or federal lands.

- *Goal 1.5–Foster Cooperation on Master Plan Issues*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to either state or federal lands or the county border to Douglas County. There is no access to public lands that may require access through the subject site. The application will not create an impact on other governmental services such as the School District or utilities such as NV Energy or Southwest Gas.

- *Goal 2.1–Encourage Diversity in Citywide Land Use Mix*

The application is dealing with detached accessory structures on a single residential lot and as such does not provide an opportunity to provide a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

- *Goal 2.2–Expand Housing Variety*

The application is dealing with the amount of square footage of detached accessory structures on a single residential lot. As such the application does not provide an opportunity to provide a mixture of different residential housing types.

- *Goal 2.3–Provide Opportunities for a Range of Retail Services*

# Project Description & Findings for Special Use Permit

The application is dealing with detached accessory structures on a single residential lot within a single family residential neighborhood. As such the application does not provide an opportunity to provide a range of commercial services.

- *Goal 3.1-Protect Environmentally Sensitive Areas*

The application is dealing with detached accessory structures on a single residential lot located within a developed single family residential neighborhood. There are no known environmentally sensitive areas within or adjacent to the subject site that require protection measures.

- *Goal 3.2-Protect Visual Resources*

The application is dealing with existing detached accessory structures on a single residential lot. No new accessory structures are proposed at this time and as such, no visual resources will be impacted by the application.

- *Goal 3.3-Minimize Impacts of Potential Natural Disaster Events on the Community*

The application is dealing with detached accessory structures on a single residential lot within a developed semi-rural residential neighborhood. The subject site is not located adjacent to forested public lands, known geologic hazards, floodplains or other hazardous areas.

- *Goal 4.1-Promote Recreational Equity at a Neighborhood Level*

- *Goal 4.2-Maintain the City's Capacity and Excellence in Community-wide Recreational Facilities and Programs*

- *Goal 4.3-Expand the City's Open Space Network*

The application is dealing with the amount of square foot within an existing semi-rural residential neighborhood. As such the development does not provide an opportunity to promote additional recreational facilities such as a new neighborhood park, a recreation center or expansion of the City's open space network.

- *Goal 5.1-Maintain and Enhance Primary Job Base*

- *Goal 5.2-Promote Expansion of Retail Service Base*

- *Goal 5.3-Promote Tourism Activities and Amenities that Highlight the City's Historic Resources*

- *Goal 5.4-Promote Tourism Activities and Amenities that Highlight the City's Historic Resources (V&T Railroad)*

The application is dealing with detached accessory structures on a single residential lot and as such does not provide an opportunity to enhance, foster, promote new opportunities to expand economic diversification, enhance employment opportunities, attract national retailers, mitigate rising and prohibitive land costs within the City or reduce retail leakage to other local jurisdictions. The project will not negatively affect the City's efforts to promote tourism activities and amenities that highlight the City's historic resources such as the V&T Railroad.

## **Project Description & Findings for Special Use Permit**

- *Goal 5.5-Promote Recreational Activities and Quality of Life Amenities as Economic Development Tools*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote the City's educational or recreational facilities and activities, the City's proximity to Lake Tahoe as a gateway location, or the area around the City's airport as economic development tools.

- *Goal 5.6-Promote Downtown Revitalization*

The application is dealing with detached accessory structures on a single residential lot in an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote downtown Carson City's revitalization efforts.

- *Goal 5.7-Promote a Collaborative Approach to Economic Development*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote a collaborative approach with other levels of state and federal government and private sector developers to support and encourage predictability in land use development policies and permitting procedures to attract business investment and economic development in Carson City.

- *Goal 5.8-Promote Fiscal and Economic Health*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote and improve the City's fiscal and economic health.

- *Goal 5.9-Promote Redevelopment*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote redevelopment efforts within the Redevelopment Area Boundary.

- *Goal 6.1-Promote High Quality Development*

- *Goal 6.2-Promote Compatible Infill and Redevelopment*

The application is dealing with the amount of square footage of detached accessory structures relative to the square footage of the primary structure on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote new high quality development as all of the structures are currently in place. The application does promote compatible infill and redevelopment as the surrounding properties all have similar detached accessory structures, a high ratio of which are located within the required side and rear yard setbacks and several of which exceed 75% of the square footage of the primary structure.

- *Goal 7.1-Compact Mixed-Use Activity Centers*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. The application is not located

# Project Description & Findings for Special Use Permit

within one of the designated Mixed-Use Activity Centers and as such does not provide an opportunity to promote a compact mixed-use development.

- *Goal 8.1-Promote Downtown Revitalization*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote development within the Downtown Character Areas.

- *Goal 9.1-Promote a Mix of Land Uses and Housing Types within New Neighborhoods*
- *Goal 9.2-Promote the Expansion of Affordable Housing Options within the Community*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote a mix of land uses and housing types or the expansion of affordable housing options within the City.

- *Goal 9.3-Maintain the Quality and Character of Established Neighborhoods*
- *Goal 9.4-Protect the Character of Existing Rural Neighborhoods*

The application is dealing with the square footage of detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood exceeding 75% of the primary structure. No new structures are proposed at this time. As such the application will maintain the quality and character of an established neighborhood as well as protect the character of an existing (semi-)rural neighborhood. As noted elsewhere in the application, there are several properties within the neighborhood where a similar situation exists in regard to the amount of square footage of accessory structures exceeding 75% of the square footage of the primary structure.

- *Goal 10.1-Preserve and Enhance Historic Resources*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. There are no known historic resources that would be affected by the application.

- *Goal 11.1-Establish an Integral Multi-Modal Transportation System*
- *Goal 11.2-Coordinate Land Use and Transportation Decisions to Support the Use of Alternative Modes*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote an integrated multi-modal transportation system. The application would not affect the City's transportation planning as no new residential, commercial or industrial uses or increases in density or intensity of land uses are proposed as a part of the application.

- *Goal 12.1-Establish a City-wide System of Multi-Use Paths*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not

## Project Description & Findings for Special Use Permit

provide an opportunity to establish a new multi-use path, connect to or extend an existing multi-use path in the neighborhood.

- *V&T-SPA-Land Use Policies*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. The application is not located within the V&T-SPA.

***Will the effect of the proposed development be detrimental to the immediate vicinity?  
To the general neighborhood?***

- *Describe the general types of land uses and zoning designations adjoining your property*

The surrounding land uses are all zoned SF1A. The neighborhood is semi-rural in nature with similar lot sizes ranging from over one acre to less than one acre as has been described in the background section above. Several properties within the neighborhood have detached accessory structures.

- *Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors?*

As noted above, the project site is surrounded with similar residences and their associated accessory structures (some located within the required setbacks). The application is to allow the existing detached accessory structures' combined square footage to exceed 75% of the square footage of the primary structure on the property. With no new construction, there is no dust control measures necessary for the project. No new indoor or outdoor uses are proposed. No new indoor or outdoor activities are proposed that would cause an increase in noise, dust, odors, vibrations, fumes, glare or physical activity that may affect the surrounding properties. Within the neighborhood, there are several properties that have either a large number of detached accessory structures on-site or one large accessory structure that exceeds 75% of the primary structure square footage. Several of the existing lots surrounding the properties in question currently have detached accessory buildings with square footage amounts that exceeds the 75% square footage of the primary residence limit. Some of these include:

- 19 Christy Court
- 1431 Valley View Drive
- 4553 Bigelow Drive
- 4434 Muldoon Street
- 1175 Clearview Drive

## Project Description & Findings for Special Use Permit

- 4410 Ponderosa Drive
- 4489 Center Drive
- 459 East Willow Street
- 379 East Willow Street
- 4540 Silver Sage Drive

The subject site's existing accessory structures have been placed in their current locations for some time and have not been detrimental to the surrounding properties.

- *Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.*

The existing accessory structures have been placed in their current locations for some time and have not been detrimental to the use, peaceful enjoyment or development of the surrounding properties and the general neighborhood.

- *Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.*

The accessory structures will not impact pedestrian or vehicular traffic on the roads serving the subject site.

- *Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.*

The project if approved will neither positively nor negatively impact the people of Carson City. The application is dealing with existing detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood.

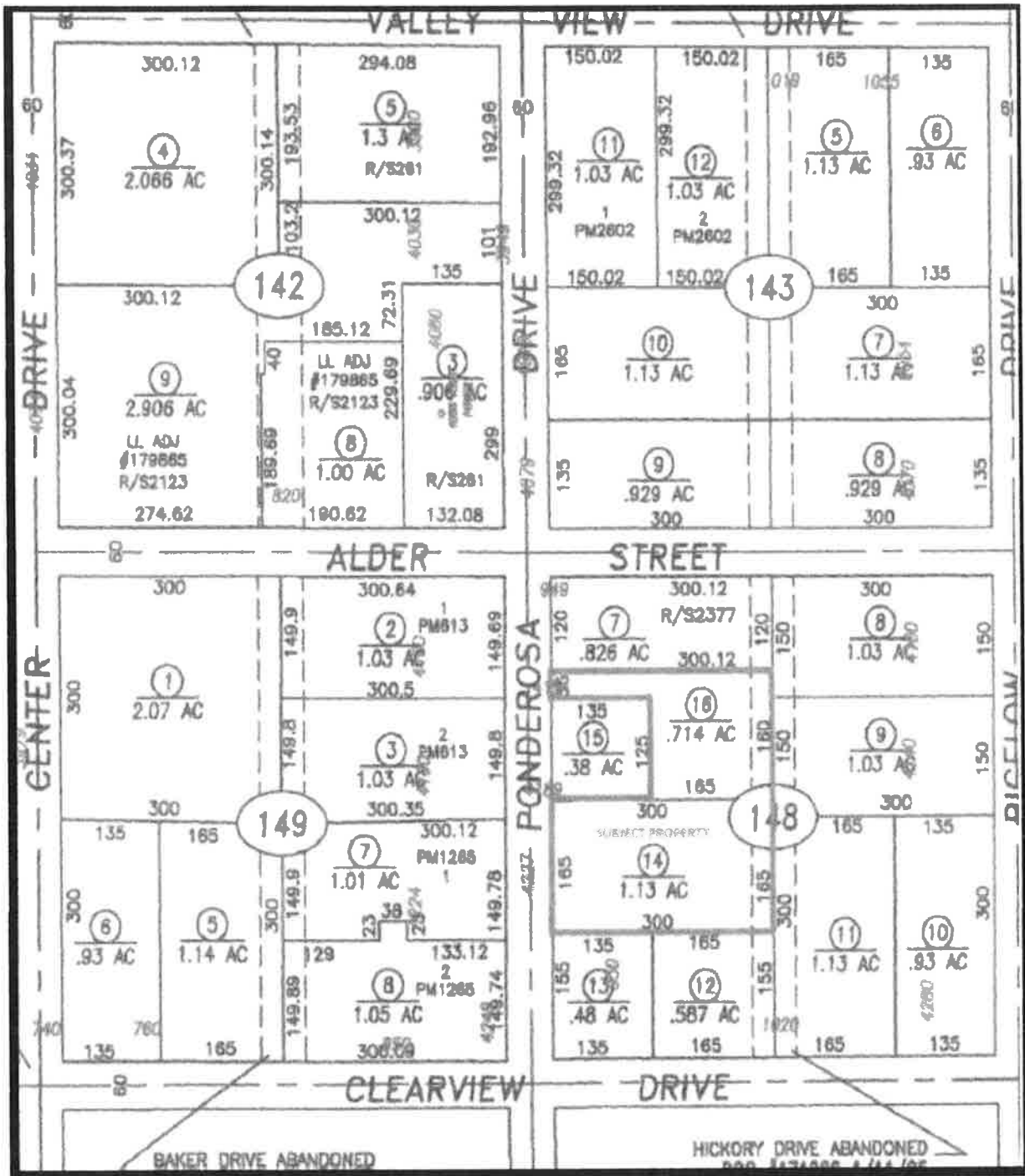
- *Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?*

The existing accessory structures have been placed in their current locations for some time and have not been detrimental to the surrounding properties. Existing improvements in the vicinity have not been negatively impacted by the existing detached accessory structures. The applicant is not proposing to change the existing site improvements such as water service or sewer service. There will be no change to the site by new grading, paving or other surface improvements. No impacts will be felt by the school district as no new families will be moving into the existing detached accessory structures. No new site

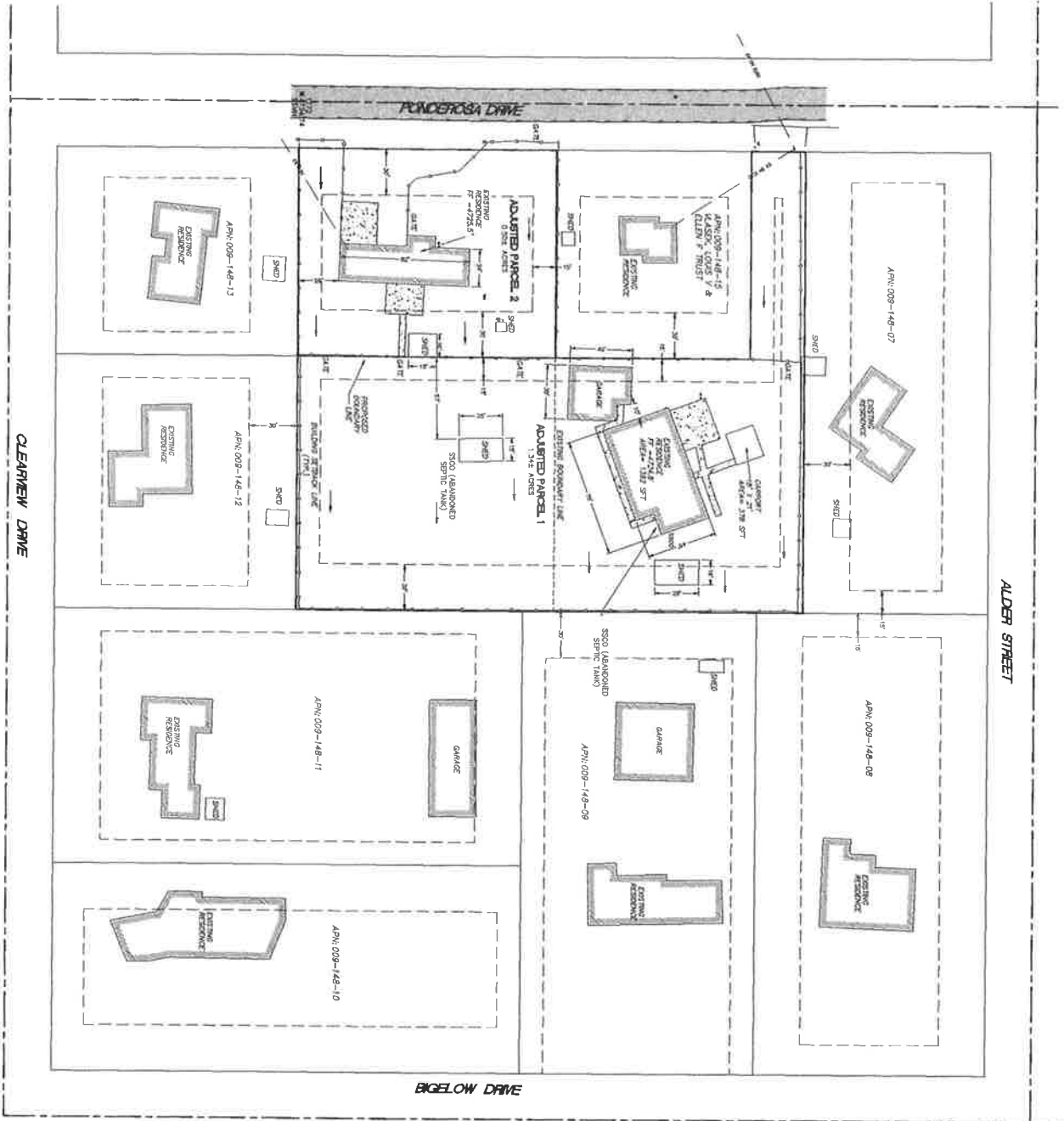
## **Project Description & Findings for Special Use Permit**

or building lighting is proposed as a part of this application. No new landscaping is proposed as a part of this application. No parking plan is submitted as no new garages or parking areas are proposed as a part of this application.





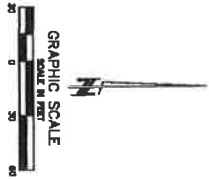
Vicinity Map



CLEARVIEW DRIVE

ALDER STREET

BIGELOW DRIVE



**BASE OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NAD 83 COORDINATE SYSTEM OF 1983, BEST ZONE, GROUND OBSERVATIONS, SINO A PRODUCT COMBINED TO A GROUND SCALE FACTOR OF 1.000200.

**BASE OF ELEVATION**  
 DATUM: NAAD BEAR - CARSON CITY, NEVADA. MONUMENT NO. 00017 MARKING AN ELEVATION OF 4684.56'

**NOTES**  
 1) FIELD WORK WAS PERFORMED ON MARCH 11, 2011.  
 2) EASMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

**SITE INFORMATION**

A.P.N. 009-148-14, 71 ADDRESS AND  
 A.P.N. 009-148-16, 113 ADDRESS  
 CARSON CITY, NEVADA.

**PROPERTY OWNER**

SPROULE, ALBERT B. & JENNIE B.  
 P.O. BOX 2078  
 CARSON CITY, NV 89702

**LEGEND**

- AC PAVING
- CONCRETE
- GRAVEL
- FENCE LINE
- EXISTING DISCHARGE ELECTRIC LINE

REV	DATE	DESCRIPTION	BY

**ALBERT REFGLOE**

**PROPOSED BOUNDARY LINE ADJUSTMENT**  
**4151 PONDEROSA DRIVE**  
**A.P.N. 009-148-14 AND 009-148-16**

NEVADA  
 CARSON CITY

**C1**

DATE	DESIGNED BY	CHECKED BY	DATE	DATE
3-15-11	GP	GP		

**LUMOS ASSOCIATES**

201 S. COLONY AVENUE  
 CARSON CITY, NEVADA 89702  
 TEL: 702.335.1111  
 WWW.LUMOSASSOCIATES.COM

OUR EXPERTISE INCLUDES:  
 PLANNING AND DESIGN  
 PERMITS AND REGULATORY  
 ENVIRONMENTAL AND  
 UTILITIES CONSULTING