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CARSON CITY
PLANNING DIVISION

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-17-038

TO: Planning Commission
FROM: Guillermo Munoz, E.I., Development Engineering
DATE: May 8, 2017 **MEETING DATE:** TBD

SUBJECT TITLE:

Request for constructing an accessory building which will be more than 50% of the primary structure when added to existing structures, 4067 Hillview Drive, apn 010-181-03.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following requirements are met:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.
3. The proposed structure is located within a FEMA designated flood zone AH, plans must not adversely affect drainage and be pursuant to C.C.M.C. 12.09 Flood Damage Prevention.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. Construction plans must include the information shown above.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request shows enough information to determine that it is not in conflict with any Engineering Master Plans for streets or storm drainage. See drainage requirements as shown in the above recommendations.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structure will have no effect on any traffic or pedestrian facilities or issues.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structure's impacts are relatively minor.

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In regards to permit review ADM-17-038 ,I have no objections with one caveat , that the property does not end up as a business. There are a number of business's being operated from private residences in the neighborhood. There are auto repair, lawn services construction, transportation services being operated in the neighborhood with little control by the city ,not even to mention the eyesore of the Pat Walsh property.

Kerry Pyle
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Carson City,Nv.