

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 24, 2017

FILE NO: SUP-17-042

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a detached accessory structure that exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size, on property zoned Single Family 1 Acre (SF1A).

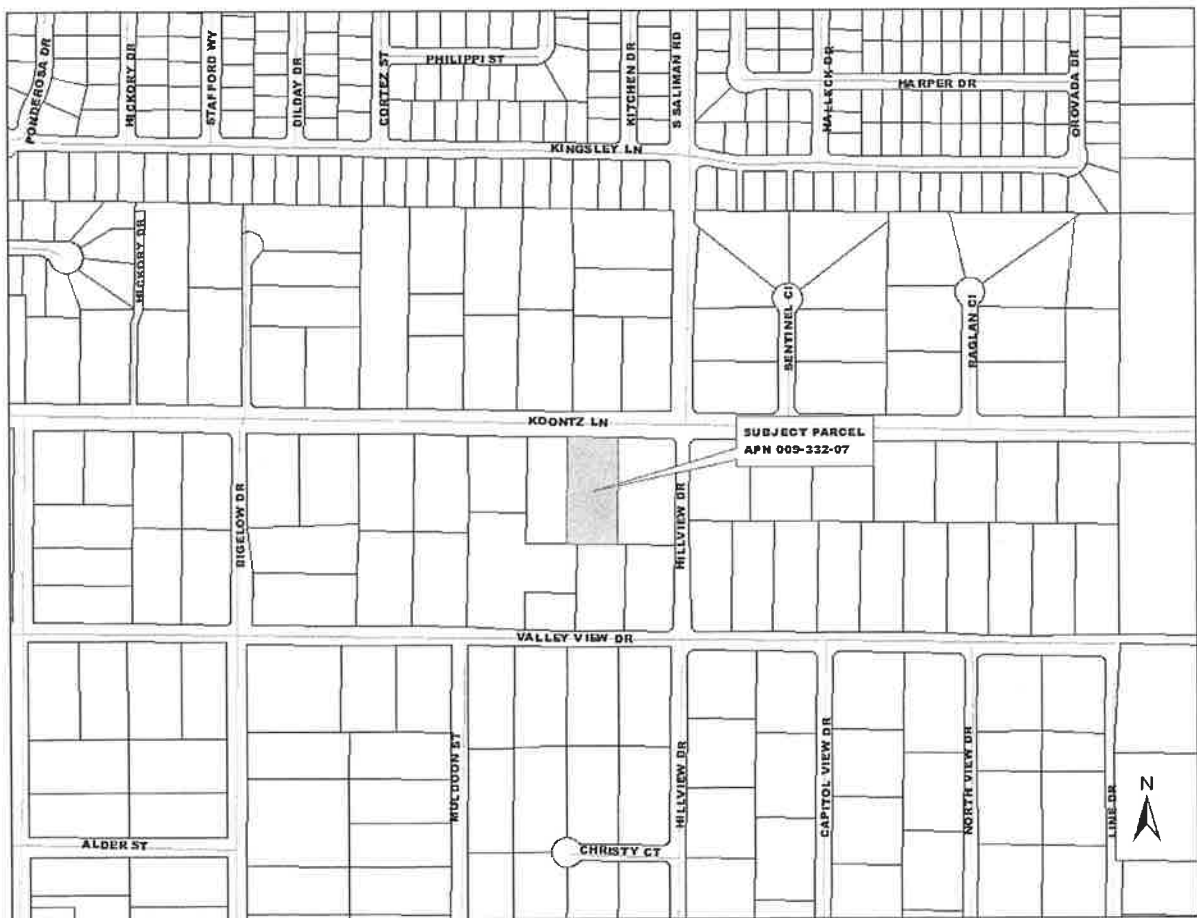
APPLICANT: Randell T. and Julie A. Atkins

OWNER: Randell T. and Julie A. Atkins

LOCATION: 1393 Koontz Lane

APN: 009-332-07

RECOMMENDED MOTION: “I move to approve SUP-17-042, a Special Use Permit request to allow a detached accessory structure that exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size, on property zoned Single Family 1 Acre, located at 1393 Koontz Lane, APN 009-332-07 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.

The following are required with submission of the Building Permit:

6. The applicant shall submit a signed copy of the Notice of Decision and conditions of approval with the building permit application.
7. The size of the structure is limited to 3,200 square feet.
8. The structure is limited to an overall height of 19 feet.
9. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
10. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
11. No water or sewer connections are proposed or allowed within this building without additional building permit review and approval.
12. The accessory building is not approved for use as a living quarters or a guest building. Use of this structure as living quarters or a guest building must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.
13. No additional detached accessory structures are allowed on the site without additional review and approval, which will require prior approval of a Special Use Permit.
14. All construction and improvements must meet the requirements of Carson City Standard Details.

15. Project must comply with the 2012 International Fire Code (IFC) and Nevada Fire Code amendments.
16. The building exceeds the allowable distance to a fire hydrant. Per IFC 507.5.1 (exception 1), the farthest part of the building must not exceed 600 feet from the hydrant along the drivable route from the hydrant to the building. The building must be moved closer to the hydrant, a hydrant added to the building, or fire sprinklers must be added to the building.

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 a detached accessory structure which exceeds 75% of the size of the primary structure and 5% of the parcel size 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
3. SOILS: 61- Surprise gravelly sandy loam, 0-2 percent slopes
4. EARTHQUAKE POTENTIAL: Moderate, zone II, fault zone beyond 500 feet

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.15 acre/50,094 square feet
2. PROPOSED STRUCTURE SIZE: 3,200 square feet (40 feet by 80 feet)
3. PROPOSED STRUCTURE HEIGHT: 19 feet overall
4. SETBACKS REQUIRED/PROPOSED: Front (north) 30 feet/no change, Side (west) 15/22, Side (east) 15/52.49, Rear 30/32, Height 32/19
5. VARIANCES REQUESTED: None

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. Pursuant to 18.05.055, however, accessory structures which exceed more than 75% of the size of the primary structure and more than 5% of the size of the parcel require approval of a Special Use Permit.

The applicant is proposing placement of a new 3,200 square foot pre-fabricated metal building for storage of the owner's vehicles and other materials. The structure is proposed at 40 feet by 80 feet, with a height varying from 14 feet at the eaves to 19 feet at the peak. The structure is proposed at the southern portion of the site at a point 32 feet from the southern property line, 22 feet from the western property line and 52.49 feet from the eastern property line. The color of the structure would match the existing primary residence. Access to the building is proposed on the south and west. One garage door and two man door openings are proposed on the south, with one garage door opening proposed on the west. The applicant is proposing to place vehicles and other materials of the owner inside the garage. This will reduce clutter in the area and improve the appearance of the site.

The primary structure is 2,755 square feet. There is no attached garage with the primary structure. There is currently on site one 576 square feet detached garage and a second structure shown as a shed of 144 square feet. The total square footage of detached accessory structures under review is 3,920 square feet (new: 3,200 proposed garage/storage, 576 existing garage and 144 existing shed). The percentage comparison of the size of the primary structure to the detached accessory structures would be 142%. Detached accessory structures exceeding 75% of the size of the primary structure require review and approval of a Special Use Permit.

An additional review required for accessory structures is land coverage. If the accessory structures would exceed 5% of the land area, an additional review is required in conjunction with the Special Use Permit. The size of the parcel is 50,094 square feet. The proposed accessory structures total 3,920 square feet. The proposed land coverage would be 7.8%.

This parcel is a large lot (1.15 acres in a one acre zoning district) with limited visibility of the lot from the exterior property lines. The proposed garage would not be seen from any roadway and would only be visible from the back yards of the surrounding parcels. This accessory structure is proposed to be located on the southern portion of the lot, adjacent to other rear yards. The proposed improvement to this site would be obscured by surrounding properties. The owner proposes to store vehicles and other materials inside the structure, thereby reducing clutter on the site.

The applicant has submitted a table showing development of nearby properties, showing the number and size of outbuildings in the immediate vicinity, as well as the comparative size of nearby houses in relation to the size of outbuildings and percentage of the sites in accessory structures. While the proposed size of the outbuildings for this site is larger than the size of the other outbuildings shown in the table, it appears that larger accessory structures are common in this area. The average size of the 11 outbuildings shown in the table is 2,444 square feet (compared to a proposed new 3,200 square feet and total for the site in outbuildings of 3,920 square feet). The comparison of the size of the houses to the size of detached accessory structures is averaged at 125% (compared to 142% under review), while the average parcel coverage in the table is 5.19% (compared to 7.8% under review). The proposed structure under review is larger than all comparisons provided by the applicant to the other properties in the vicinity.

PUBLIC COMMENTS: Public notices were mailed on May 5, 2017 to 41 adjacent property owners within 600 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 24, 2017 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 11, 2017 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No comments received

Engineering: All construction and improvements must meet the requirements of Carson City Standard Details.

Fire:

1. Project must comply with the 2012 International Fire Code (IFC) and Nevada Fire Code amendments.

2. The building exceeds the allowable distance to a fire hydrant. Per IFC 507.5.1 (exception 1), the farthest part of the building must not exceed 600 feet from the hydrant along the drivable route from the hydrant to the building. The building must be moved closer to the hydrant, a hydrant added to the building, or fire sprinklers must be added to the building.

Health: No comments received

Environmental Health: No concerns

Parks: The Unified Pathways Master Plan identifies Koontz Lane as an "On Street" bike lane facility. If Development Engineering requires street frontage improvements on Koontz Lane as a part of the project requirements, the design will need to include "On Street" bike lane facilities.

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

Goal 6.2 Promote Compatible Infill and Redevelopment

One new large detached accessory (garage) structure is proposed with this application. An existing garage and shed are also presently on the site. There is no attached garage with the primary structure. Large garages and outbuildings are common in the larger zoning districts. This parcel is larger than the minimum for this zoning district, at 1.15 acres rather than the minimum one acre. The proposed garage will only be visible from the back yards of adjacent parcels, over fences of the surrounding properties.

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.

This development would not be detrimental to surrounding properties or the neighborhood. The applicant is proposing construction of a 3,200 square foot detached accessory structure. This

structure would not be visible from any roadway, and would only be seen by the adjacent neighbors who border this parcel, through or over property line fencing. The purpose of the building would be for storage of the owner's vehicles and materials. Placement of these items inside a garage will result in a reduction of clutter on the site. No noise, vibrations, fumes, odors, dust, glare of physical activity is anticipated as a result of the development of the site with an additional garage/storage building.

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

The detached accessory structure under review is proposed for the storage of vehicles and materials of the owner. No additional vehicular or pedestrian traffic is anticipated once the vehicles have been relocated within the building.

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.

No additional need for public services and facilities is anticipated. No water or sewer facilities are proposed within the new detached accessory structure, and would not be allowed without additional review of a building permit. No additional need for school, police, fire protection or public roads or other public improvements is required. The applicant has been notified of the need to address the concerns of the Fire Department regarding either moving the building closer to the hydrant, adding a hydrant closer to the building or providing fire sprinklers inside the building.

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 only requires approval of a Special Use Permit when the cumulative square footage exceeds 75% of the size of the primary structure and 5% of the lot. As previously noted, the accessory structures will be larger than usual development on parcels of this size, but the configuration of the lot is such that the structure will not be easily visible from any location outside the immediate area.

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

The accessory structure would not be seen from any street and would only be visible from the backyards of the properties adjacent to this lot. 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.

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. As shown in the application, and as is common on larger parcels, 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 a Special Use Permit, if desired, to allow for construction of accessory structures on their properties.

Attachments

- Site Photos
- Engineering Division comments
- Fire Department comments
- Environmental Control comments
- Parks and Open Space comments
- Application (SUP-17-042)





KOONITZ LN



**Engineering Division
Planning Commission Report
File Number SUP 17-042**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pott y – Development Engineering Department
DATE: May 10, 2017 **MEETING DATE:** May 24, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Randell T & Julie A Atkins, to allow an accessory structure which exceeds 75% of the size of the primary structure, aprn 009-332-07.

RECOMMENDATION:

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

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City Standard Details.

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.

May 9, 2017

Fire

Comments for SUP 17-042:



1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. Building exceeds allowable distance to a fire hydrant. Per IFC 507.5.1 (exception 1), the farthest part of the building must not exceed 600' from the hydrant along the drivable route from the hydrant to the building. The building must be moved closer to the hydrant, a hydrant added closer to the building, or fire sprinklers be added to the building.

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



4/28/2017

Major Project Review Committee

Re: # SUP – 17-042

Greetings,

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 17- 042 for the 1393 Koontz project:

1. ECA has no comments or requests for this project.

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

Sincerely;

Mark Irwin
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

May 2, 2017

Parks

SUP-17-042



The Parks, Recreation & Open Space Department has the following comment on the above referenced Special Use Permit:

- 1) The Unified Pathways Master Plan identifies Koontz Lane as an "On Street" bike lane facility. If Development Engineering requires street frontage improvements on Koontz Lane as a part of the project requirements, the design will need to include "On Street" bike lane facilities.

Thank you,

Vern & Patti

Patti Liebespeck

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

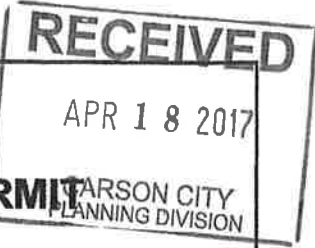
Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org



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 18.02.080

FILE # SUP - 17 - 042

SPECIAL USE PERMIT

APPLICANT PHONE #
Randell T & Julie A Atkins 775-883-1061

FEE*: **\$2,450.00 MAJOR**
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee
*Due after application is deemed complete by staff

MAILING ADDRESS, CITY, STATE, ZIP
1393 Koontz Lane, Carson City, NV 89701

EMAIL ADDRESS
rnjatkins@gmail.com

- SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)
- CD or USB DRIVE with complete application in PDF

PROPERTY OWNER PHONE #
Randell T & Julie A Atkins 775-883-1061

MAILING ADDRESS, CITY, STATE, ZIP
1393 Koontz Lane, Carson City, NV 89701

EMAIL ADDRESS
rnjatkins@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Randy or Julie Atkins 775-883-1061

MAILING ADDRESS, CITY STATE, ZIP
1393 Koontz Lane, Carson City, NV 89701

EMAIL ADDRESS
rnjatkins@gmail.com

Application Received and Reviewed By: _____

Submission Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 009-332-07	Street Address 1393 Koontz Lane, Carson City, NV 89701
Project's Master Plan Designation LDR	Project's Current Zoning SF1A
	Nearest Major Cross Street(s) Bigelow and Hillview

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Erect a 3,200 sq. ft. (40 x 80) metal building for storage of RV's, boat, tools, and vehicles

PROPERTY OWNER'S AFFIDAVIT
I, Randell T Atkins, 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: [Handwritten Signature] Address: 1393 Koontz Lane, Carson City, NV 89701 Date: 4/7/17

Use additional page(s) if necessary for additional owners.
STATE OF NEVADA)
COUNTY)
On April 7, 2017, Randell T Atkins 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.
Lena E Reseck
Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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 18.02.080

SPECIAL USE PERMIT

FILE # SUP - 17 -

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

*Due after application is deemed complete by staff

APPLICANT **PHONE #**
 Randell T & Julie A Atkins 775-883-1061

MAILING ADDRESS, CITY, STATE, ZIP
 1393 Koontz Lane, Carson City, NV 89701

EMAIL ADDRESS
 rnjatkins@gmail.com

PROPERTY OWNER **PHONE #**
 Randell T & Julie A Atkins 775-883-1061

MAILING ADDRESS, CITY, STATE, ZIP
 1393 Koontz Lane, Carson City, NV 89701

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APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Randy or Julie Atkins 775-883-1061

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 1393 Koontz Lane, Carson City, NV 89701

EMAIL ADDRESS
 rnjatkins@gmail.com

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

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Project's Assessor Parcel Number(s): 009-332-07	Street Address 1393 Koontz Lane, Carson City, NV 89701
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Project's Master Plan Designation LDR	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Bigelow and Hillview
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Erect a 3,200 sq. ft. (40 x 80) metal building for storage of RV's, boat, tools, and vehicles

PROPERTY OWNER'S AFFIDAVIT

I, Julie A Atkins, 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.

<u>Julie A. Atkins</u> Signature	1393 Koontz Lane, Carson City, NV 89701 Address	4/10/17 Date
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Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
 COUNTY of Carson City

On April 10, 2017, Julie A Atkins, 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.

Chris Sumner
 Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

Owner: Randell T & Julie A Atkins

Location: 1393 Koontz Lane, Carson City, NV 89701

APN: 009-332-07

Randy & Julie Atkins have lived at this property for 17 years. We are submitting for a special use permit for a 3,200 sq. ft. (40 x 80) garage / shop building. We have numerous vehicles that we would like to store inside from weather. We feel that it would improve the property as we currently use outside for storage. We are not using building for living space. The area we propose to build on is on back side of property, which has natural landscaping. We plan to keep landscaping natural with the exception of metal building and rock driveway that we plan on blending with existing rock driveway. There should be no excavation problems as no utilities exist near proposed site. The color of the proposed building would be one that blends with existing structures.



Gallery of Web Steel Buildings Northwest LLC

All

Delta Truss

Rigid Frame

Vaulted Clearspan



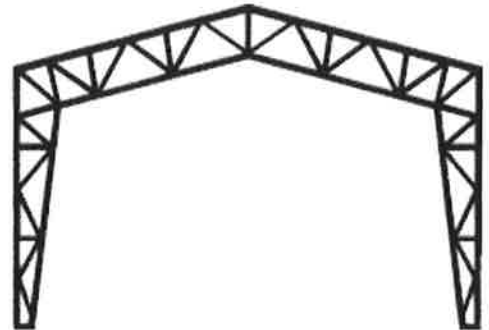


Vaulted Clearspan Truss

Web Steel Buildings Northwest LLC

Wide Open Spaces – Vaulted Clearspan Truss

Looking for a building that offers maximum overhead clearance and wide open, column-free spaces? The Web Steel Building Northwest's Vaulted Clearspan Truss may be the solution you need.



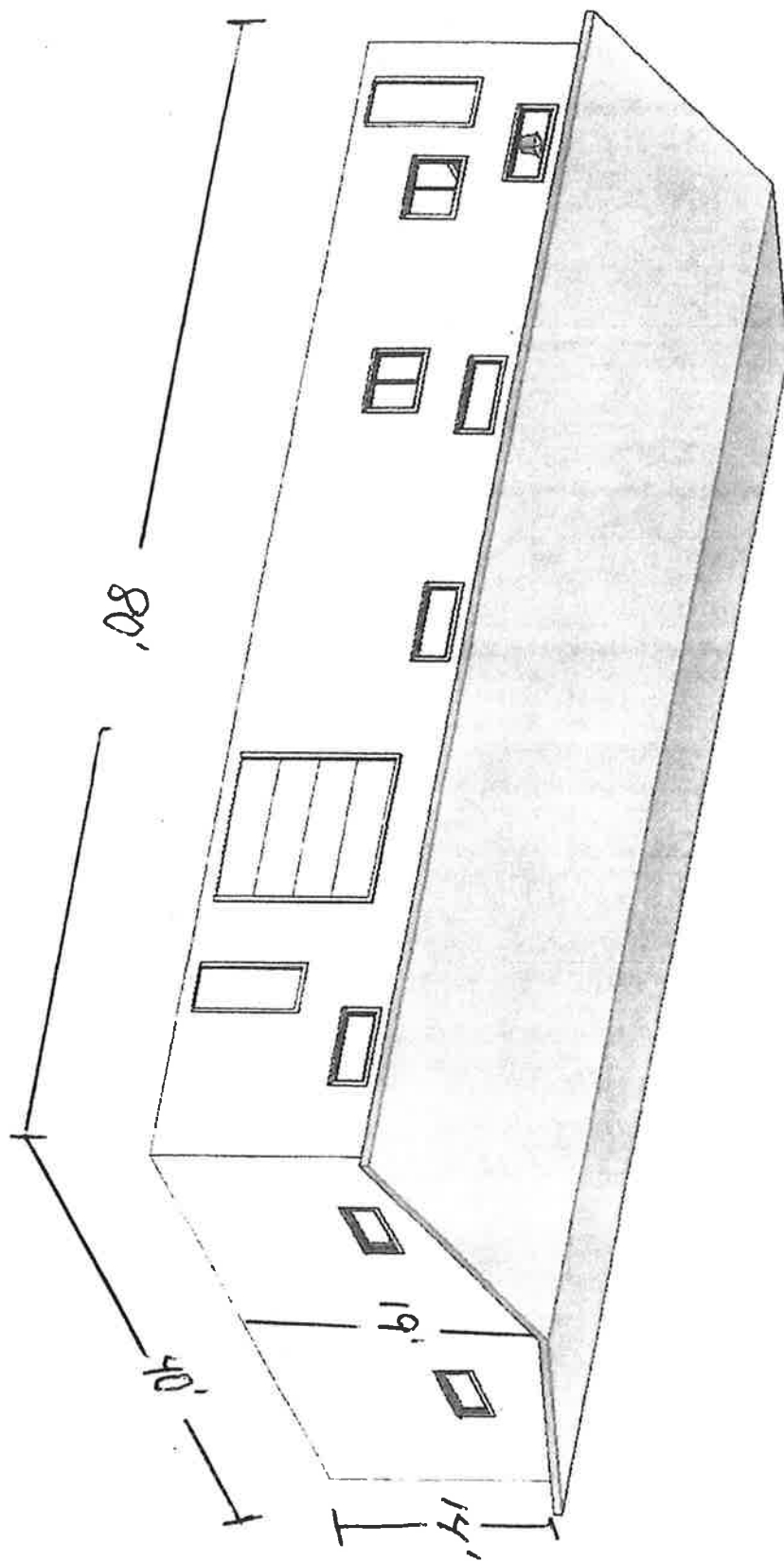
With the Vaulted Clearspan design, we offer 24' up to 80' clearspan, and up to 26 feet tall. Engineered to distribute the weight and thrust of the roof downwards for increased stability and strength, the Vaulted Clearspan Truss eliminates the need for massive truss assemblies and beams required by load bearing walls in traditional wood construction. Our more efficient building system allows greater distances between frames and wider overhead doors in the sidewalls.

High Strength, Low Maintenance

Steel is stronger than wood, dimensionally stable and non organic. In other words, it won't rot, warp, split, crack, creep, expand or contract with moisture content. Say good-bye to wood posts! With our Web Steel Building Northwest frames you'll never have to worry about termites or dry rot. All of this adds up to a more cost-effective and stable building over a long period of time. There is another long-term benefit with steel: It is a sustainable building material. Steel indefinitely maintains its strength and integrity, meaning it can be recycled again and again.

Solid Choices

N
↑





Residential
Agricultural
Commercial

White

Parchment

Light Stone

Ivory

Hickory

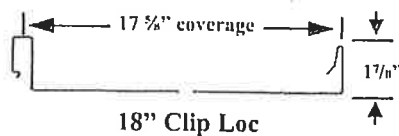
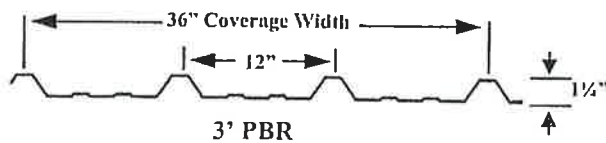
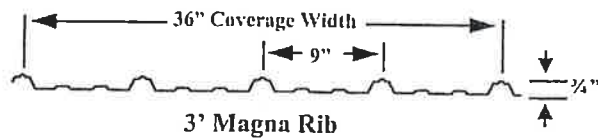
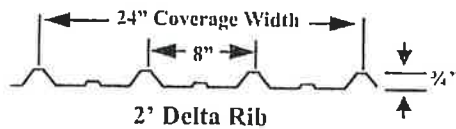
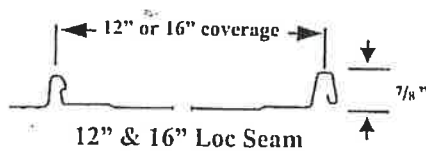
Gray

Charcoal

Burgundy

Red

Copper Penny



Slate Blue



Dark Blue



Sage Green



Forest Green



Hunter Green



Coco Brown



Dark Brown

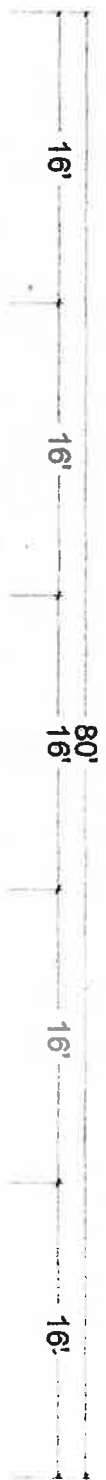


Weathered Copper



Black

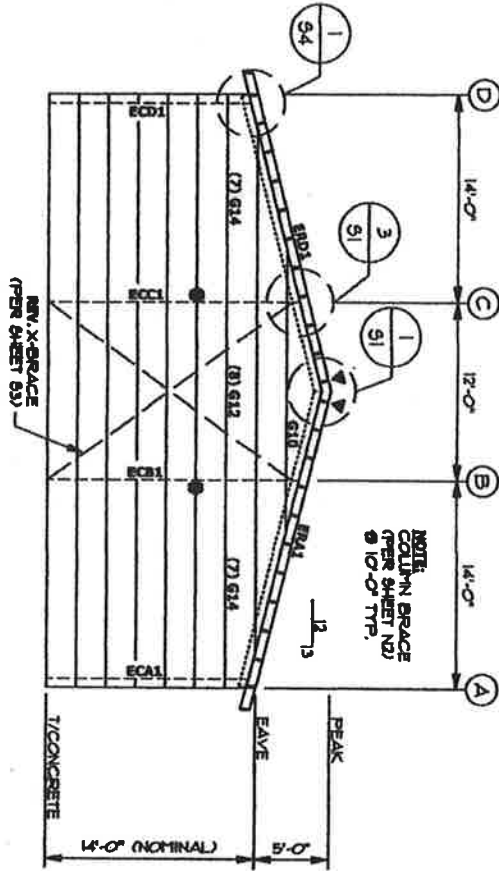
Colors listed above are intended to be close representations.
Actual color chips are available upon request. Please verify color,
gauge, and profile availability. See back page for details.
Contact us for other color variations and their associated lead times.



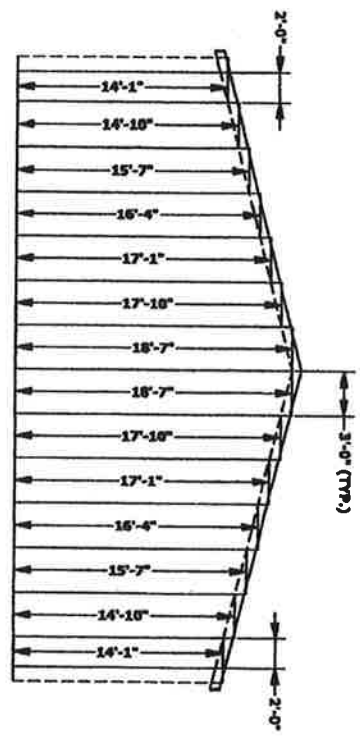
Atkins Building

Snow load 30# wind speed 135 B





1 LEFT ENDWALL ELEVATION @ LINE 1
 5 VIEW FROM OUTSIDE THE BUILDING @ LINE 1
 1/8" = 1'-0"



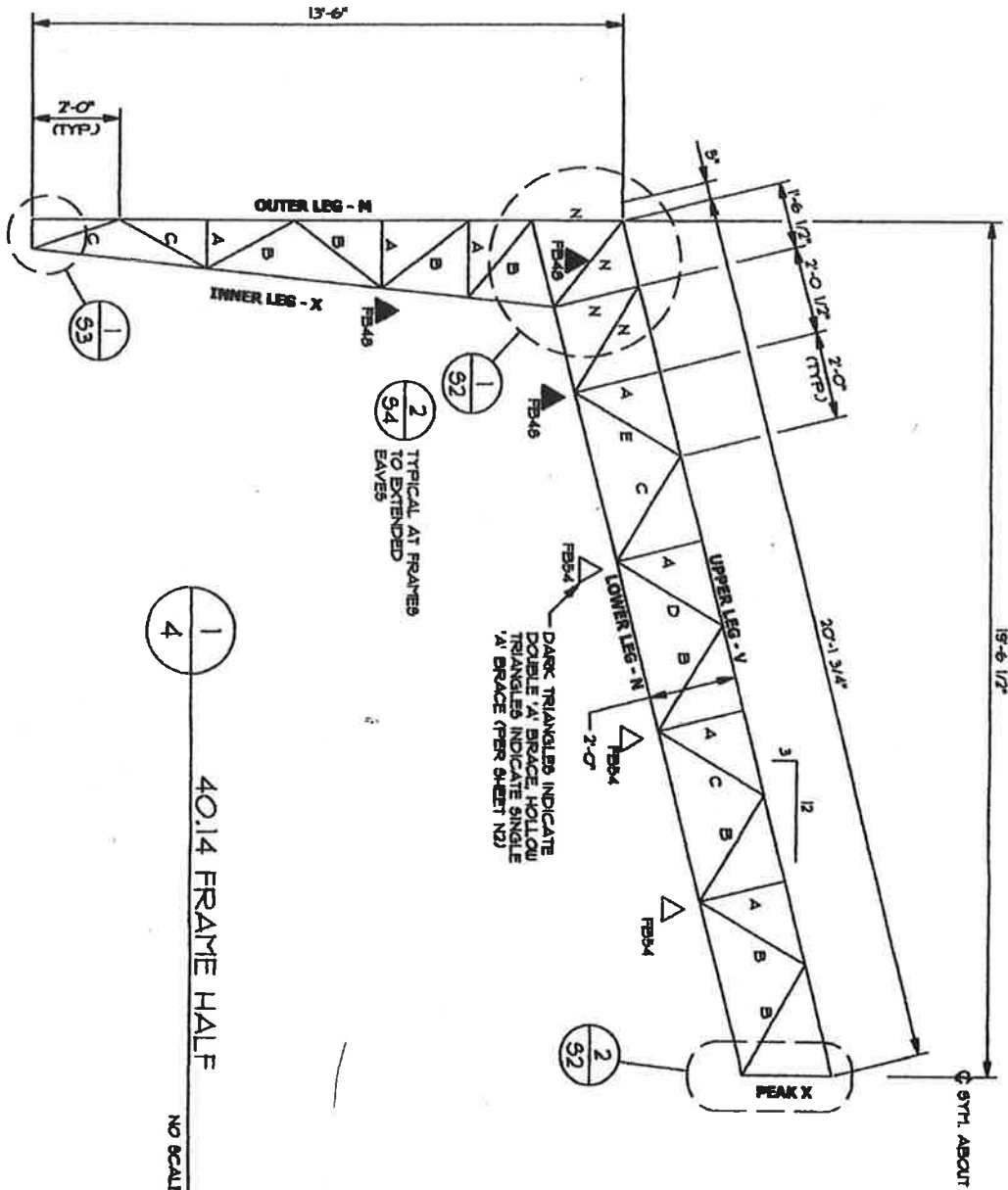
2 LEFT ENDWALL SIDING ELEV. @ LINE 1
 5 VIEW FROM OUTSIDE THE BUILDING @ LINE 1
 1/8" = 1'-0"

SYM	DESCRIPTION	LENGTH	MEMBER	QTY
RA	RAFTER BRACE	18"	1X1X1/2"	2
CB	COLUMN BRACE	18"	1X1X1/2"	2
ERD1	ENDWALL RAFTER D1		2X6X12	
ERAI	ENDWALL RAFTER AI		2X6X12	
ECD1	ENDWALL COLUMN D1		1X6X10	
ECCI	ENDWALL COLUMN C1		1X6X10	
ECB1	ENDWALL COLUMN B1		1X6X10	
ECA1	ENDWALL COLUMN A1		1X6X10	

WALL Girts: #2 DOUGLAS FIR @ 24" o/c		
MARK	TYPE	QUANTITY
G10	2x6x10	1
G12	2x6x12	9
G14	2x6x14	14
G16	2x6x16	-



SHEET 5	LEFT ENDWALL DETAILS ELEVATION & SIDING PLAN (AT LINE 1)	WEB STEEL Of Washington, LLC 37388 RUBEN LANE SANDY, OR. 97055 OFFICE: (503)-666-7211 FAX: (503)-666-9025	DRAWN: JAH
			DATE: 11/19/2015
			JOB NO: V15-035



1
4
40x14 FRAME HALF
NO SCALE

DARK TRIANGLES INDICATE DOUBLE 'A' BRACE, HOLLOW TRIANGLES INDICATE SINGLE 'A' BRACE (PER SHEET NO)

2
54
TYPICAL AT FRAMES TO EXTENDED EAVES

53

2
52

MARK	DESCRIPTION	LENGTH	MEMBER	QTY
FB46	FRAME BRACE	49'	L20X18	6
FB54	FRAME BRACE	54'	L20X18	3

NOTES:

- UNEQUAL LEG ANGLES TO BE PLACED WITH LONG LEG IN THE PLANE OF THE FRAME
- FOR WELDING REQUIREMENTS, SEE SHEETS 03 & 04

DEAD LOAD	5 psf
ROOF SNOW LOAD	30 psf
WIND LOAD (3 sec gust)	110 mph, Exp. 'B'
FRAME INSTANTARY WIDTH	14'-0"
TOTAL FRAME WEIGHT	1250 lbs

KEY	
UPPER CHORD	L4x4x25
LOWER CHORD	L3x3x25
INNER LEG	L4x4x375
OUTER LEG	L3x3x1875
A	L1x1x125
B	L15x15x125
C	L20x125
D	L20x1875
E	L20x125
F	L20x1875
G	L20x125
H	L30x1875
I	L30x125
J	L30x1875
K	L30x125
L	L30x1875
M	L30x125
N	L30x1875
O	L30x125
P	L40x125
Q	L40x1875
R	L40x125
S	L40x1875
T	L40x125
U	L40x1875
V	L40x125
X	L40x1875
Y	L40x125
Z	L40x1875
ZZ	L40x125



FRAME HALF 40' WIDE x 14' EAVE	WEB STEEL Or Washington, LLC 3728 RUBEN LANE SANDY, OR 97055 OFFICE: (503) 898-7211 FAX: (503) 898-8026	DRAWN: JAH
		DATE: 11/19/2015
		JOB NO: V15-035

Koontz Ln



Google Earth



Aerial View of Neighborhood

Valley View Dr.

Hillview Dr.
not a thru street

Bigelow St.



Google Earth



Aerial View of Neighborhood



Google Earth

feet
meters



Aerial View of Proposed Building



Google Earth



Aerial View of Proposed Building

APN #	Address	Lot size / acre	Primary Living / Sq. Ft.	Attached Garage / Sq. Ft.	Total Primary / Sq. Ft.	Outbuilding Area / Sq. Ft.	% of house size	% of parcel size
009-332-07	1393 Koontz Lane*	1.150	2,755	0	2,755	3,773	137	7.5
009-182-08	4489 Clearview Dr	.930	1,440	0	1,440	3,600	250	8.9
009-174-01	525 E Roventini Way	.930	904	0	904	1,416	157	3.5
009-182-06	729 Clearview Dr	2.060	2,212	0	2,212	3,360	152	3.7
009-341-02	4019 Bigelow Dr	1.0	1,456	732	2,188	2,560	117	5.9
009-332-16	1450 Valley View Dr	.890	1,943	0	1,943	2,192	112	5.6
009-189-21	1475 Clearview Dr	1.10	1,207	747	1,954	2,016	103	4.2
010-322-06	1549 Koontz Lane	1.050	1,861	536	2,397	2,100	88	4.6
009-136-03	3860 Ponderosa Dr	.930	1,952	0	1,952	1,712	88	4.2
009-332-13	1279 Koontz Lane	1.110	1,931	506	2,437	2,042	84	4.2
010-322-13	1680 Valley View Dr	1.0	1,766	600	2,366	1,976	83	4.5

***Proposed Structure**

Comparisons in Vicinity of Proposed Structure

Source: Carson City Assessor's Office

1. Chapter 3. The proposed accessory structure will be constructed to code and calculations of steel, concrete and wood. The proposed accessory structure will not exceed or infringe on height or setback requirements. The proposed accessory structure will be used for storage of vehicles and will not provide living space. No water, sewage or gas will be needed. The roof and walls will be painted steel with superior color retention and resistance to chalk and fade. The area where building will be located is natural landscape and we plan to keep low maintenance natural landscape.

Chapter 4. There will be no impact on recreational opportunities because building will be used for storage only.

Chapter 5. Other than the erection of proposed accessory structure it will not have impact on local economy.

Chapter 6. The proposed accessory structure will be constructed of wood and steel. The vaulted clearspan design will have high strength and low maintenance. It won't rot, warp, split, crack, creep, expand or contract with moisture content. The exterior steel has a lifetime warranty of color retention and resistance to chalk and fade. We plan to blend proposed accessory structure with residential settings using 18 inch eaves and rake extensions and colors to match existing areas.

Chapter 7. The proposed accessory structure will be used for storage only and would not have an impact on roadways, sidewalks, pathways or bicycle facilities.

2. A. Adjacent surrounding zoning and land use are all zoned SF1A.

B. The proposed accessory structure will be similar in appearance and heights to adjacent properties. We plan on blending appearance using 18 inch eaves around building and colors (Light Stone and Coco Brown) to match surrounding structures. We have adjacent properties that have similar structures. We will be using this building for storage, same as surrounding buildings. The building will not be used for living space, therefore no extra traffic or activities will arise. The erection of building will consist of work hours, dust control, etc. to comply to city ordinances. Noise will not be a problem as building is being used for storage and parking.

C. The project is on the back side of property. There is no direct view of building as adjacent properties have out buildings and Hillview is not a thru street at parallel views.

D. Outside lighting will be placed only on North side of building above each pedestrian door. 110 watt bulb outdoor wall lanterns will be shielding downward. They will be unobstrusive and placed so they will not affect neighboring properties.

E. We plan on keeping landscape natural other than building and rock driveway that will blend with existing. There will be no water consumption needed.

F. The building would improve property values as to keep area from being cluttered. Building will not be used as living space. The building will be used for vehicle storage, therefore there will be no impact on police or school district.

3. This project will not be used for living space, therefore it will not have an impact on vehicle or pedestrian traffic. The existing driveway will be used off Koontz Lane for entrance and exit.

4. A. Proposed accessory structure will be used for storage only. It will not add to student population or affect the school district.

B. The proposed accessory building is being used for storage only. This will not have effect on police. The proposed accessory structure will be constructed of steel, concrete, wood and will comply to all fire codes.

C. The proposed accessory structure will not provide living space and will have natural landscaping, therefore, there will be no water supply needed.

D. Drainage for proposed accessory structure will result in displacing water towards driveway and to road. Property is not within the flood plain.

E. The proposed accessory structure is not being used for living space, therefore, no additional sewage disposal will be needed.

F. The proposed accessory structure will not impact roadways, pathways, sidewalks, etc. Entrance and exit will use existing driveway off Koontz Lane.

G. Steve Pottey in the Development and Engineering department, Carson City Assessor's office.

5. The lot size of real property at 1393 Koontz Lane, Carson City, NV 89701, APN 009-332-07, is 1.150 Acre at 50,094 square feet.

Carson City Municipal Code Section 18.04.190 requires minimum of 120 feet in width and a maximum of 360 feet in depth. The parcel area at 1393 Koontz Lane is 154.49 feet in width and 325.71 feet in depth. That would be zoning district zoned SF1A, as stated for residential districts intensity and dimensional standards.

Carson City Municipal Code Section 18.05.055.7 requires if the total cumulative square footage of accessory structures exceeds 75% of primary residence, a special use permit is required. The primary structure at 1393 Koontz Lane is 2,755 square feet. 75% of total square footage of primary building is 2,066 square feet. The total square footage of new and existing accessory structures are 3,920 square feet that would be 142% of the primary structure, which will exceed 75%.

. Carson City Municipal Code Section 18.05.055.3 states that the rear setback of 30 feet and side setback of 15 feet are required. The proposed accessory structure will be in compliance with these variances.

6. This accessory structure would not be detrimental to the public health, safety, convenience or welfare. The proposed accessory structure in this zoning district will be similar to other structures used for storage of vehicles and RV's. The accessory structure will only be visible from backyards of adjacent properties.

7. Many of the neighboring properties that are zoned SF1A have accessory structures and applied for special use permit. Adjacent properties on South and West of proposed building have accessory structures such as RV storage, garage for passenger vehicles, carports, shed's, coral's, etc.

Home

Model # HB48017MP-237 Internet #100549693 Store SKU #213532



Save to List

Hampton Bay180-Degree Oil-Rubbed
Bronze Motion-Sensing
Outdoor Wall Lantern

- Cast aluminum and brass housing is made for outdoor installation
- 180 Degree, 30 ft. range of detection
- Uses 1 medium-base bulb, 100-Watt maximum

\$44.97 /each

Product Overview

The Hampton Bay 180 Degree Outdoor Motion-Sensing Wall Lantern has an attractive brass housing with opaque sides that do not emit stray light, greatly reducing ambient light pollution and earning the approval of the International Dark Sky Association. Add that to energy savings from the auto-off feature and motion sensor for an environmentally friendly addition to your home. Uses 1 medium-base bulb, 100-Watt maximum (not included).

- Cast aluminum and brass housing is made for outdoor installation
- Opaque, conical copper-colored design casts light downward and reduces ambient light pollution
- Standard wall-mount installation
- Weather-resistant materials for added durability
- Uses 1 medium-base bulb, 100-Watt maximum
- Adjustable auto-off feature
- 180 degree, 30 ft. range of detection
- UL listed
- Assembled dimensions: 8 in. W x 11-1/2 in. H x 11 in. extension
- Have questions about outdoor lighting? Check out our helpful guide here.
- Click here for more information on Electronic Recycling Programs

Info & Guides

[Instructions / Assembly](#)[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
Download a free copy from the Adobe Web site.

Specifications

Dimensions

Product Height (in.)	11.5 in
Product Length (in.)	11 in
Product Width (in.)	8 in

Details

Bulb Type Included	No Bulbs Included
Detection Range (ft.)	30
Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Oil Rubbed Bronze
Glass/Lens Type	Clear
Included	Hardware Included, Motion Sensor
Light Bulb Base Code	Medium
Maximum Bulb Wattage	100 W
Maximum Wattage (watts)	100
Number of Bulbs Required	1
Outdoor Lighting Features	Adjustable Detection Sensitivity, Dark Sky, Dusk to Dawn, Motion Sensing, Motion Sensor, Rust Resistant, Water Resistant, Waterproof, Weather Resistant
Power Type	Hardwired
Product Weight (lb.)	1.89 lb
Range of Motion	180
Recommended Light Bulb Shape Code	A19
Returnable	90-Day
Size	Small
Style	Transitional
UL Listing	1-UL Listed

Warranty / Certifications

Certifications and Listings	1-UL Listed
Manufacturer Warranty	3-Year Limited Warranty

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Armed & Dangerous and Julie Atkins Home

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



CARSON CITY

Capital of Nevada

Treasurer Home

Back to Last Page

Secured Tax Billing & Payment History

Parcel Number: 009-332-07 Current Owner: ATKINS, RANDELL T & JULIE A
Property Location: 1393 KOONTZ LN

Set to Tax Year:

where 2014 means 2013-14

<u>Type</u>	<u>Tax Rate & Cap or Pmt Method</u>	<u>Billed to / Payer Name / Remark</u>	<u>Date</u>	<u>Amount</u>	<u>Balance</u>
Payment	Check	CORELOGIC TAX SERVICE	03/03/14	474.00-	.00
2014-15 Bill	3.5400 3.0%	ATKINS, RANDELL T & JULIE A	07/09/14	1,953.06	1,953.06
Payment	Check	CORELOGIC TAX SERVICE	08/15/14	489.06-	1,464.00
Payment	Check	CORELOGIC TAX SERVICE	10/03/14	488.00-	976.00
Payment	Check	CORELOGIC TAX SERVICE	01/02/15	488.00-	488.00
Payment	Check	CORELOGIC TAX SERVICE	03/02/15	488.00-	.00
2015-16 Bill	3.5200 3.0%	ATKINS, RANDELL T & JULIE A	07/07/15	2,011.75	2,011.75
Payment	Check	CORELOGIC TAX SERVICE	08/14/15	505.75-	1,506.00
Payment	Check	CORELOGIC TAX SERVICE	10/02/15	502.00-	1,004.00
Payment	Credit Card	CORELOGIC TAX SERVICE	12/31/15	502.00-	502.00
Payment	Check	CORELOGIC TAX SERVICES	03/03/16	502.00-	.00
2016-17 Bill	3.5200 .2%	ATKINS, RANDELL T & JULIE A	07/11/16	2,015.95	2,015.95
Payment	Check	CORELOGIC TAX SERVICE	08/15/16	506.95-	1,509.00
Payment	Credit Card	CORELOGIC TAX SERVICE	09/30/16	503.00-	1,006.00
Payment	Credit Card	CORELOGIC TAX SERVICE	12/30/16	503.00-	503.00
Payment	Credit Card	CORELOGIC TAX SERVICE	03/02/17	503.00-	.00

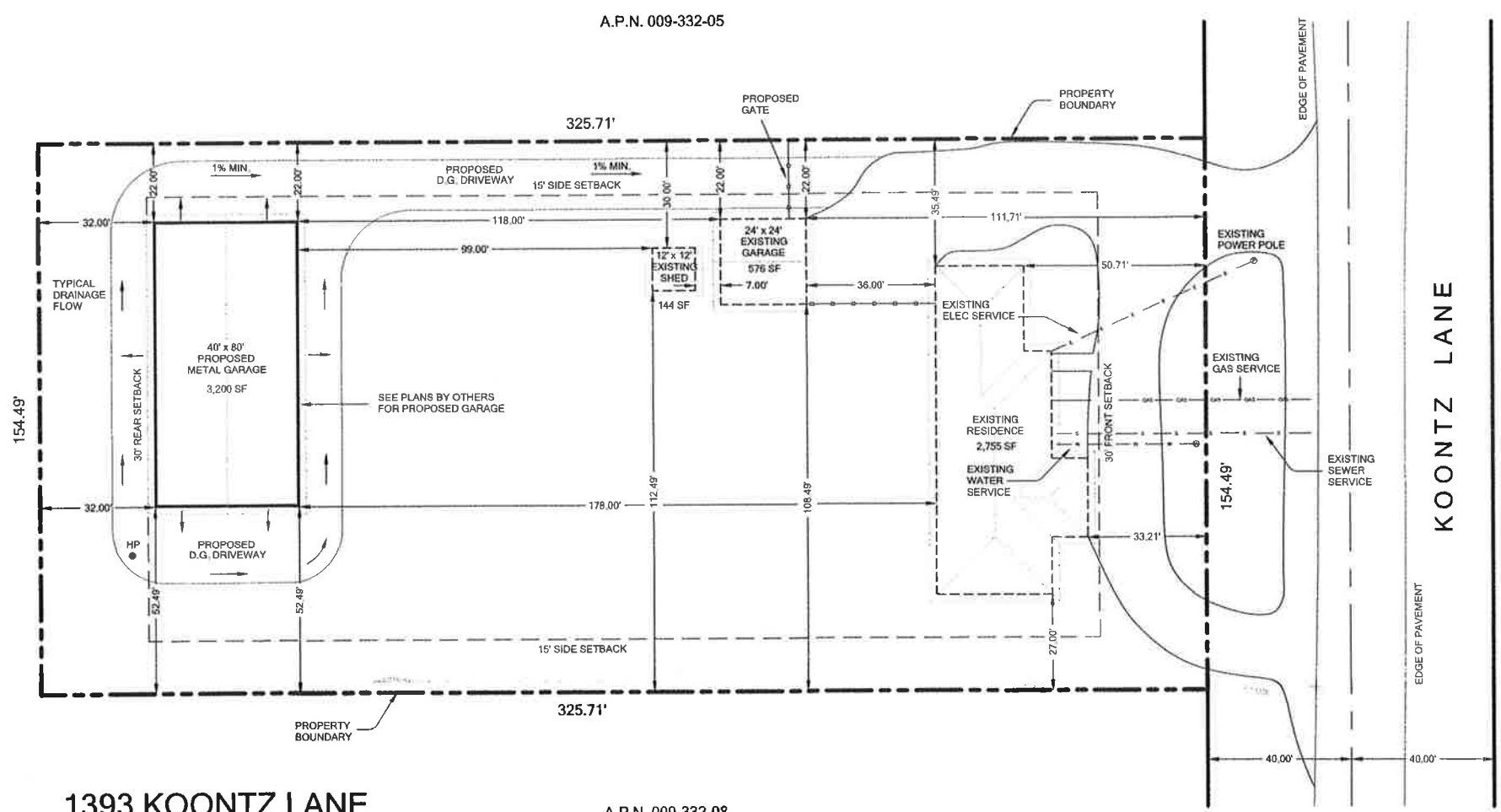
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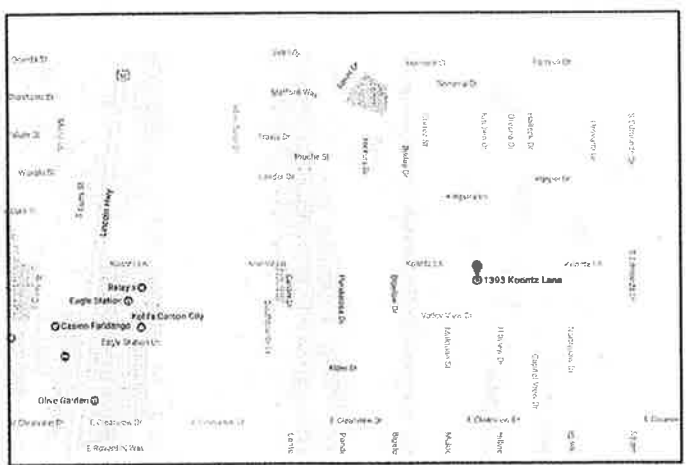
Already at bottom of list.

SCALE: 1" = 20'



1393 KOONTZ LANE
SCALE: 1" = 20'

A.P.N. 009-332-08



VICINITY MAP
NO SCALE

OWNER INFORMATION

RANDELL T. & JULIE A. ATKINS
1393 KOONTZ LANE
CARSON CITY, NV 89701
(775) 883-1061

SITE INFORMATION

A.P.N. NUMBER : 009-332-07
1393 KOONTZ LANE
CARSON CITY, NV 89701
LOT SIZE : 1.15 ACRES
50,094 SF
ZONING : SF1A
FLOOD ZONE : "X"

SETBACKS:
FRONT - 30' REAR - 30' SIDE - 15'

RECEIVED
APR 10 2017
CARSON CITY
PLANNING DIVISION

REVISIONS			
SITE PLAN			
PROJECT FOR: ATKINS GARAGE 1393 KOONTZ LANE CARSON CITY, NV 89701 A.P.N. 009-332-07			
SHEET: C1			
OF C1 SHEETS			
DATE: 3/13/17	JOB NO.	DWG: SITE.DWG	SCALE: 1" = 20'