

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF MARCH 25, 2020

FILE NO: LU-2020-0005

AGENDA ITEM: D-1

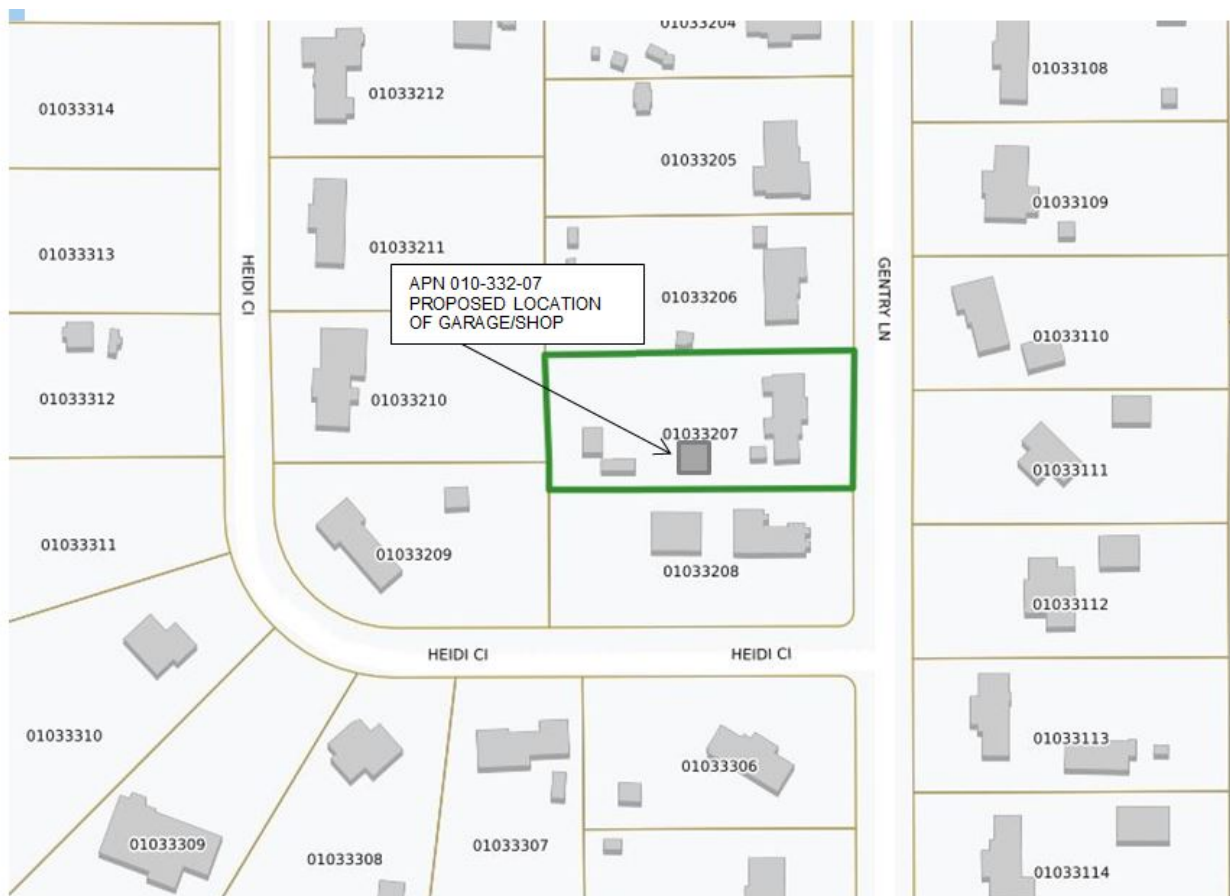
STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an Administrative Permit application to construct a detached accessory structure as a shop/garage on property zoned Single Family 1 Acre (SF1A), located at 4600 Gentry Lane, APN 010-332-07.

STAFF SUMMARY: The applicant is requesting to construct an accessory structure which is larger than 50% but less than 75% of the size of the primary residence. The primary residence, including the attached garage is 2,099 square feet. The proposed accessory structure would be 1,200 square feet, bringing the total accessory structures area to approximately 1,368 square feet or 65% of the size of the primary structure. The height is proposed at 19 feet, 10 inches.

PROPOSED MOTION: "I move to approve LU-2020-0005 based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



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 Administrative Permit Hearing for further consideration.
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 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 shall be submitted with a Building Permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The exterior of the accessory building colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
8. The applicant will verify on the text and site plan submission for the building permit that farm equipment or large animals are being stored in the buildings shown as excluded from review under Title 18.05.050, or those structures will be removed as part of the building permit approval for the new garage/shop.
9. A new rural style driveway apron must be installed where the new driveway meets Gentry Lane, and the first 20 feet of the driveway must be paved with asphalt, concrete, or similar hard surface.
10. The drainage swale must be designed to disperse flow prior to discharging from the property.
11. Since this accessory structure is including a bathroom, a fixture count for both the existing house and the new bathroom, must be done to see if the existing Individual Sewage Disposal System (ISDS) has the capacity to handle the additional bathroom.

The following are general requirements applicable through the life of the project:

12. The building overall height shall not exceed 19 feet 10 inches.

13. The building size shall not exceed 1,200 square feet.
14. If any other detached accessory structures are proposed for the site they will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.
15. 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.
16. The accessory building is not approved for living quarters or a guest building. If proposed for this use it 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.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.155.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed garage/storage/shop have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X, map 3200010226F
2. EARTHQUAKE FAULT: Zone 1, area of greatest severity, beyond 500 feet
3. SLOPE/DRAINAGE: Site slopes down from east to west

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1acre (43,560 square feet)
2. PROPOSED STRUCTURE SIZE: 1,200 square feet
3. PROPOSED STRUCTURE HEIGHT: Overall height will not exceed 19 feet 10 inches
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (east) 30/155.5 feet, Left (north) Side 15/80, Right (south) Side 15/18.5, Rear 30/125.5, and Height 32/19 feet 7 inches overall
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures requires an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure to obtain

approval of an Administrative Permit.

The primary residence is 2,099 square feet, calculated using the residence of 1,571 square feet and an attached garage of 528 square feet. A detached shed of 168 square feet is being retained on the site. There are also farm structures shown on the southwestern portion of the site, which are currently exempt from review for detached accessory structures under Title 18.05.050 Accessory Farm Structures. The applicant will verify on the text and site plan submission for the building permit that farm equipment or large animals are being stored in the buildings shown as excluded from review under Title 18.05.050, or those structures will be removed as part of the building permit approval for the new garage/shop. The proposed use of a garage/shop is a permitted accessory use within the Single Family 1 Acre zoning district. This proposal is to add a new detached garage building of 1,200 square feet which bring the square footage of detached accessory structures under review to 65% of the size of the primary residential structure. The proposed garage will serve as additional off-street covered and secured storage, including vehicle parking, and could also have shop uses within the new garage building. A toilet and washbasin are proposed within the new structure.

The proposed detached garage is shown with the front facing north. The orientation is 40 feet wide north to south and 30 feet wide east to west. The elevations include doors only on the front (north), including a garage door of 10 feet by 10 feet and one man door. The other three elevations are blank. Vehicular access to the new building is proposed from the north and northeast by way of a proposed new driveway, while the access to the main house will continue at the southeast portion of the lot.

This site is adjacent to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large in size. This property is similar to other properties developed in the area, where all parcels are one acre in size or slightly larger. It is common on parcels which are at least one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Therefore, a detached garage of 1,200 square feet is in keeping with other properties in the area.

PUBLIC COMMENTS: Public notices were mailed to 34 adjacent property owners within 500 feet of the subject site on March 6, 2020. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on March 25, 2020, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of March 10, 2020 are included or attached to this report.

Engineering Department:

Development Engineering has no objection to this request providing the following conditions of approval are met:

1. A new rural style driveway apron must be installed where the new driveway meets Gentry Lane, and the first 20 feet of the driveway must be paved with asphalt, concrete, or similar hard surface.
2. The drainage swale must be designed to disperse flow prior to discharging from the property.

Fire Department:

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified wildland urban interface area of Carson City and must comply with the International Wildland Urban Interface Code and northern Nevada wildland urban interface code amendments as adopted by Carson City.
3. The driveway as presented will be accepted to meet the turn-around requirements in the International Fire Code and International Wildland Urban Interface Code.

Health and Human Services:

1. Since this accessory structure is including a bathroom, a fixture count for both the existing house and the new bathroom, must be done to see if the existing Individual Sewage Disposal System (ISDS) has the capacity to handle the additional bathroom.

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The project will be in consistent with Chapter 3, A Balanced Land Use Pattern, at Low Density Residential:

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). The proposed garage is consistent with the description of this master plan, as it is proposed as an accessory structure placed on a larger-lot single-family parcel in a rural setting. Large garages and other detached accessory structures are common in larger master planned districts.

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.

The proposed detached garage will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Construction will be of limited duration. Once the construction of the garage is completed on the site, the garage is expected to support the interests of the owner of the property and be residential in nature. It is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The property is in an area where it is common to have detached accessory buildings. The proposed garage/shop/storage will be painted colors to match the existing primary structure which will be reviewed during the building permit process. The applicant states the garage building will be used to store personal property and vehicles of the owner of the property. The proposed location of the garage will be at the south central portion of the lot, between the residence on the east and the existing farm structures on the west. Access to the structure is proposed from the northeast by way of a new driveway from Gentry Lane. The proposed building will be constructed of durable and long lasting vertical groove siding with roofing of composite shingles. No mature landscaping is in the

area of the proposed garage, and none will be disrupted by the garage placement. Large garages and other detached accessory structures are common in larger zoning districts. This property is zoned Single Family 1 Acre, where the minimum setbacks are 30 on the front and rear, and 15 on the sides, with height to 32 feet. The proposed building will be used for storage of vehicles, materials and equipment of the owner and will have a bathroom limited to a toilet and washbasin. The placement of vehicles and storage of materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards. The applicant will verify on the text and site plan submission for the building permit that farm equipment or large animals are being stored in the buildings shown as excluded from review under Title 18.05.050, or those structures will be removed as part of the building permit approval for the new garage/shop.

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

Traffic is not likely to increase due to the construction of a garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties of one acre or larger, where there are no sidewalk, curb or gutter improvements.

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. The site utilizes City water and is on a private septic system. Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure. One toilet and washbasin are proposed inside the garage, but no new kitchen facilities are proposed. The site is currently developed with a house and accessory farm buildings. The applicant will verify on the text and site plan submission for the building permit that farm equipment or large animals are being stored in the buildings shown as excluded from review under Title 18.05.050, or those structures will be removed as part of the building permit approval for the new garage/shop. Surrounding properties are all developed.

4. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed detached garage will meet the specific standards outlined in Title 18. This request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. There is an existing detached building of approximately 168 square feet on the site. The proposal is for 1,200 square feet, for a total of 1,368 square feet. In addition, there are farm structures on the site which are exempt from inclusion in this review under Title 18.05.050. Adding this building to the site will create a ratio of square footage of the accessory buildings under review to primary building of 65%. The primary residence is a single story of 2,099 square feet. The placement of the proposed garage building in the south central area of the parcel between the residence on the east and farm structures on the west will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district.

An additional area of review is the size of the detached accessory structures compared to the size of the parcel. If the resulting calculation is more than 5%, an additional review is required. The calculation for this project excluding farm buildings would be 3.1%, indicating that the detached accessory structure is an acceptable size.

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

The addition of a detached garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval only if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The detached accessory structure of 1,200 square feet when added to the existing shed of 168 square feet will be 65% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of a garage in this location.

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. This review is based on the size of the primary structure compared to the detached accessory structures. If it were possible for this structure to be attached to the residence on site, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage areas, barns, carports, and so forth. If these accessory structures were to exceed 50% but not more than 75% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

- Engineering Comments
- Fire Comments
- Health Comments
- Application (LU-2020-0005)

**Carson City Development Engineering
Planning Commission Report**
File Number LU-2020-0005

TO: Kathe Green, - Planning Department
FROM: Stephen Pott y P.E., - Development Engineering
DATE: March 17, 2020

SUBJECT TITLE:

Engineering Comments for LU-2020-0005 at 4600 Gentry Ln Engineering Comments.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following conditions of approval are met:

- A new rural style driveway apron must be installed where the new driveway meets Gentry Lane, and the first 20 feet of the driveway must be paved with asphalt, concrete, or similar hard surface.
- The drainage swale must be designed to disperse flow prior to discharging from the property.

ENGINEERING 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 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

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

The new structure will have negligible effect on traffic and pedestrian facilities.

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

The new structure will have a negligible impact on water and storm drain infrastructure, and no impact on municipal sewer.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structure will have no impact on public safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information
The plan provided is adequate for this analysis.

LU-2020-0005 fire comments

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City
2. Project is in the identified wildland urban interface area of Carson City and must comply with the International Wildland Urban Interface Code and northern Nevada wildland urban interface amendments as adopted by Carson City
3. The driveway as presented will be accepted to meet the turn-around requirements in the IFC and IWUIC.

LU-2020-0005

1651 N. Winnie Lane

Health and Human Services

Since this accessory structure is including a bathroom, a fixture count for both the existing house and the new bathroom, must be done to see if the existing Individual Sewage Disposal System (ISDS) has the capacity to handle the additional bathroom.

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 18.02.110

ADMINISTRATIVE PERMIT

FILE # ADM - -

APPLICANT PHONE #
Richard Allison (775) 883-3976

MAILING ADDRESS, CITY, STATE, ZIP
4600 Gentry Ln, Carson City, NV 89701

EMAIL ADDRESS
tobyjo@charter.net

PROPERTY OWNER PHONE #
Richard Allison (775) 883-3976

MAILING ADDRESS, CITY, STATE, ZIP
4600 Gentry Ln, Carson City, NV 89701

EMAIL ADDRESS
tobyjo@charter.net

APPLICANT AGENT/REPRESENTATIVE PHONE #
Keith R Shaffer, P.E. (775) 883-1600 x 4144

MAILING ADDRESS, CITY, STATE, ZIP
RCI - 340 N. Minnesota St., Carson City, NV

EMAIL ADDRESS
keith@rci-nv.com

FEE*: \$750.00 + noticing fee
+ \$60/hr over 10 hours
*Due after application is deemed complete by staff

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)
 - Application Form
 - Site Plan
 - Written Project Description
 - Administrative Permit Findings
 - Applicant's Acknowledgment Statement
 - Master Plan Policy Checklist
 - Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

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

Project's Assessor Parcel Number(s): 010-332-07
Street Address: 4600 Gentry Lane, Carson City, NV 89701

Project's Current Master Plan Designation: Low Density Residential
Project's Current Zoning: SF1A
Nearest Major Cross Street(s): Heide (or Bennett)

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
Construction of an approximately 1200 S.F. accessory structure as a shop/garage. Accessory structure will be greater than 50% of the primary residence, but together with other minor structures will be less than 75% of the primary residential structure.

PROPERTY OWNER'S AFFIDAVIT

I, Richard Allison, 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] 4600 Gentry Lane, Carson City, NV 2/22/20
Signature Address Date

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

STATE OF NEVADA)
COUNTY)

On February 20, 2020, Richard B. Allison, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public



*NOTE: If your project is located within the Historic District 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.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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 staff report and/or Hearings Examiner. 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 Director'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.



Richard Allison

02/20/20

Applicant's Signature

Print Name

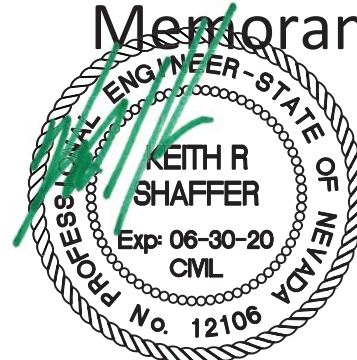
Date



CARSON CITY OFFICE
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Memorandum



DATE: February 20, 2020
TO: Carson City Planning Division
FROM: Keith R Shaffer, P.E.
RCI PROJECT: Richard Allison – Shop (20-122)
SUBJECT: Administrative Permit Project Description – 4600 Gentry Accessory Structure < 75%

We are pleased to submit this Administrative Permit application for the above referenced project located at 4600 Gentry Lane, Carson City, NV. This application consists of this Project Description, Application form, Applicant Acknowledgement, Site Plan and Building Elevations, and supporting Findings.

PROJECT DESCRIPTION

The purpose of this Administrative Permit (ADM) to allow the construction of an accessory structure, on the subject Single Family 1-Acre zoned lot, which is larger than 50%, but less than 75% of the size of the primary residence. The primary residence, together with the attached garage is 2099 S.F. which allows for a total of 1574 s.f. of accessory structure on the parcel.

This project is the construction of a 1200 s.f., approximately 19'-10" high, garage/shop as shown on the associated Site Plan. This accessory structure combined with other existing minor structures on the lot will bring the total accessory structure area to approximately 1368 s.f. . There are other farm-use structures on the property that are excluded from the overall calculation per CCMC 18.05.050, since they are used for large animal housing and maintenance.

This has no adverse impact to the adjoining properties and the neighborhood, as it is similar to others in the neighborhood, and will be consistent in construction and architecture to match or blend with the primary residence. This accessory structure is located, on the property, will within the setbacks and away from adjacent property lines. See Application Findings with this submittal.

Also included with this application please see the Master Plan Policy Checklist.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: _____

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



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

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)?



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Memorandum



DATE: February 20, 2020
TO: Carson City Planning Division
FROM: Keith R Shaffer, P.E.
RCI PROJECT: Richard Allison – Shop (20-122)
SUBJECT: Administrative Permit Application Findings – 4600 Gentry Accessory Structure < 75%

CCMC 18.02.080(5) FINDINGS

1. Will be consistent with the objectives of the Master Plan elements

The 1200 S.F. detached shop/garage at the subject address is consistent with the objectives of the Carson City Master Plan, as it relates to the Master Plan element of Livable Neighborhoods and Activity Centers. This project provides livable neighborhoods, neighborhood designs with appropriate garage orientations.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

- A. The project location is zoned as Single Family 1-Acre (SF1A), in which accessory structures are allowed for housing of vehicles and activities for the enjoyment of use, without a detrimental impact on the neighbors. All properties surrounding the subject parcel are also zoned SF1A.
- B. This application is for an accessory structure that is sized appropriately for the size of the lot and comparable to the primary residence. The accessory structure is like many others found in the neighborhood. It is located on the lot in a way to be not detrimental to the neighbors. The proposed accessory structure is of a height and construction that will be consistent with the primary residence and consistent with others in the neighborhood.

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- C. This project will not be detrimental to the use and peaceful enjoyment of the surrounding properties since it will be in the rear of the lot, will not impeded the view of neighbors, and is of a height and location to not have an adverse impact on the neighborhood.
- D. Any outdoor lighting associated with this project will be building mounted area light at the doorway and will be limited to that normally allowed for a residential use, or will be 100% cutoff, so as not to be a detriment to neighbors.
- E. The current lot is already landscaped along the perimeter. No other landscaping is proposed with this project.
- F. There are no apparent short-range benefits, however long-range benefits include providing a location, on-site, to store vehicles and other personal property out of view of neighbors, lending to the long-term sense of cleanliness and order which has a positive effect on property values.

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

This project will have no adverse impact on the vehicular or pedestrian traffic, outside of construction phase traffic.

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.

- A. There is no impact on the school district.
- B. This project will not impact the police protection and will be accessible to fire protection in accordance with the City fire code.
- C. This project will not require any improvements to the water system. The existing residence is on City water and the shop/garage will have service sink and toilet that will not use more water than currently is used by the primary residence.
- D. The drainage for this project will be constant with existing drainage and will not alter the drainage patterns. There may be a minor increase in impervious roof area, however, much of the existing parcel area where the building will be located is already a vehicle storage area or stock yard with compacted hard surface. No additional runoff is expected.
- E. The existing residence is on a septic system and the new accessory structure will have a restroom and convenience toilet and sink which will use the existing system.

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F. No road improvements are proposed or needed. A typical driveway approach is proposed for access to accessory structure.

G. Information provided in this application comes from various sources including information available to the public as well as from Carson City Community Development and Public Works, and engineering review and analysis.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

CCMC 18.04.045 - Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts - The purpose of the SF1A, SF2A and SF21 districts are to provide for the development of low-density, large lot, single-family detached residential units. The SF1A, SF2A and SF21 districts are consistent with the policies of the suburban residential category of the master plan. (Ord. 2001-23 § 2 (part), 2001).

The project location is zoned for Single Family 1-Acre. This project maintains the density and does not change the use of the existing primary residence

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

This project is not detrimental to public health and safety. In fact, by providing enclosed storage and location for vehicles and other personal property, this project will enhance safety by placing out of view personal property, which removes enticement and temptation.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

This project will not result, in any way, in damage or prejudice to other properties in the vicinity. The proposed building is a height and size that is consistent with primary residence and neighbors. Further, it will not impact the view or enjoyment of the surrounding properties.

ADMINISTRATIVE PERMIT FOR RICHARD AND RHONDA ALLISON

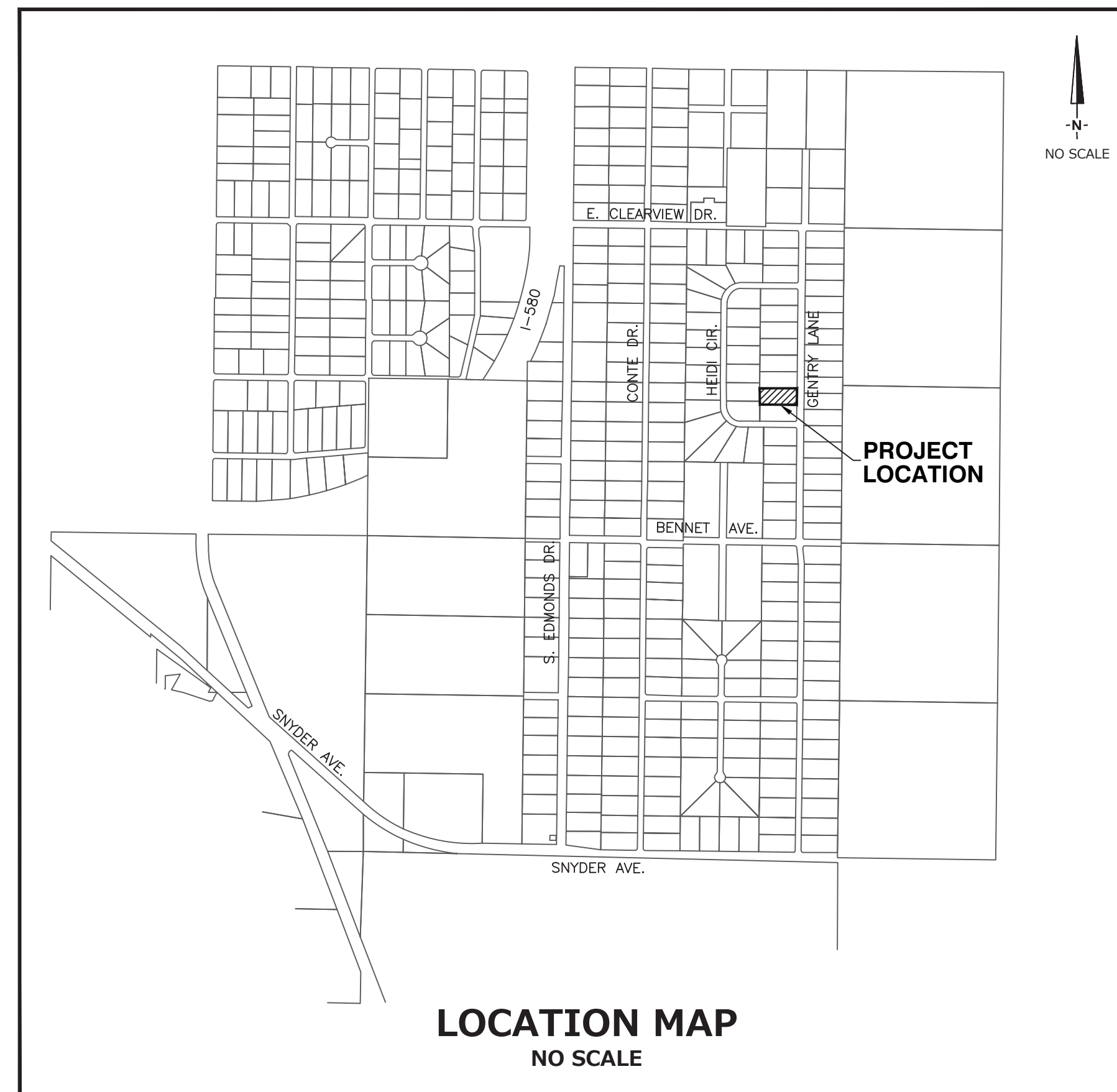
APN 010-332-07 4600 Gentry Lane Carson City, Nevada 89701

ABBREVIATIONS

A.C. ASPHALTIC CONCRETE	HORIZ. HORIZONTAL	H.P. HIGH POINT	H.W. HIGHWAY
@ ASBESTOS CEMENT PIPE	I.D. INSIDE DIAMETER	I.E. INVERT ELEVATION	I.M. IMPROVEMENT
AGG. AGGREGATE	INT. INTERSECTION	JT. JOINT	L. LENGTH
APPROX. APPROXIMATE	L.F. LINEAR FEET	L.P. LATERAL	LR. LONG RADIUS
ARV. AIR RELEASE VALVE	M.H. MANHOLE	MAX. MAXIMUM	MFG. MANUFACTURER
ASSY. ASSEMBLY	MIN. MINIMUM	MJ. MECHANICAL JOINT	MON. MONUMENT
AVE. AVENUE	NDOT. NEVADA DEPARTMENT OF TRANSPORTATION	NO. NUMBER	NTS. NOT TO SCALE
AWWA. AMERICAN WATER WORKS ASSOCIATION	O.D. OUTSIDE DIAMETER	O.G. ORIGINAL GROUND	OH. OVERHEAD
BC. BEGIN CURVE	O.S. OPEN STEM & YOKE (VALVE)	PB. POLYBUTYLENE	PC. PORTLAND CONCRETE CEMENT
BCR. BEGIN CURVE RETURN	PE. POLYETHYLENE	P.I. POINT OF INTERSECTION	P.I.V. POST INDICATOR VALVE
BF. BLIND FLANGE	P.P. PAVEMENT	P.L. PROPERTY LINE	PP. POWER POLE
BLDG. BUILDING	PRC. POUNDS PER SQUARE INCH	PT. POINT	PUE. PUBLIC UTILITY EASEMENT
BLVD. BOULEVARD	PSI. POUNDS PER SQUARE INCH	PT. POINT	PVC. POINT OF VERTICAL CURVE
BM. BENCH MARK	PVT. PAVEMENT	R. RADIUS	RC. REINFORCED CONCRETE PIPE
BOC. BACK FACE OF CURB	RC. REINFORCED CONCRETE PIPE	RC.A. REINFORCED FLANGE COUPLING ADAPTOR	RED. REDUCER
BV. BUTTERFLY VALVE	RD. REDUCER	R.W. RIGHT-OF-WAY	S. SLOPE
BVC. BEGIN VERTICAL CURVE	RD. REDUCER	S.F. SQUARE FEET	SCH. SCHEDULE
BW. BACK OF SIDEWALK	RD. REDUCER	SD. STORM DRAIN	SDM. STORM DRAIN MANHOLE
C. CHORD OF CURVE	RD. REDUCER	SHT. SHEET	SP. SPECIFICATIONS
C.B. CATCH BASIN	RD. REDUCER	SHT. SHEET	SP.CO. SIERRA PACIFIC POWER CO.
C & G. CURB AND GUTTER	RD. REDUCER	SHT. SHEET	SS. SQUARE FEET
CAV. COMBINATION AIR VALVE	RD. REDUCER	SHT. SHEET	SSCO. SANITARY SEWER CLEANOUT
CI. CAST IRON	RD. REDUCER	SHT. SHEET	SMH. SANITARY SEWER MANHOLE
CL. CENTERLINE	RD. REDUCER	SHT. SHEET	STA. STATION
CLR. CLEAR	RD. REDUCER	SHT. SHEET	STD. STANDARD
CMAP. CORRUGATED METAL ARCHED PIPE	RD. REDUCER	SHT. SHEET	SWGAS. SOUTHWEST GAS CORP.
CMP. CORRUGATED METAL PIPE	RD. REDUCER	SHT. SHEET	T. TANGENT
CO. CLEAN OUT	RD. REDUCER	SHT. SHEET	TB. TOP OF BANK
COMP. COMPACT	RD. REDUCER	SHT. SHEET	TBC. TOP BACK OF CURB
CONC. CONCRETE	RD. REDUCER	SHT. SHEET	TELE. TELEPHONE
CONST. CONSTRUCT	RD. REDUCER	SHT. SHEET	TP. TOP OF PIPE, TOP OF PAVEMENT
COR. CORNER	RD. REDUCER	SHT. SHEET	TYP. TYPICAL
CP. CONCRETE PIPE	RD. REDUCER	SHT. SHEET	UTL. UTILITY
COURT. COURT	RD. REDUCER	SHT. SHEET	VC. VERTICAL CURVE
CTR. CENTER	RD. REDUCER	SHT. SHEET	V.G. VALLEY GUTTER
CULV. CULVERT	RD. REDUCER	SHT. SHEET <td>VERT. VERTICAL</td>	VERT. VERTICAL
CV. CHECK VALVE	RD. REDUCER	SHT. SHEET	V.I.F. VERIFY IN FIELD
C.Y. CUBIC YARDS	RD. REDUCER	SHT. SHEET	W. WATER
DOC. NO. DOCUMENT NUMBER	RD. REDUCER	SHT. SHEET	W/. WATER WITH
D.I. DROP INLET	RD. REDUCER	SHT. SHEET	WM. WATER METER
DI. DUCTILE IRON	RD. REDUCER	SHT. SHEET	W.W.F. WELDED WIRE FENCE
DIA. DIAMETER	RD. REDUCER	SHT. SHEET	W.V. WATER VALVE
DIP. DUCTILE IRON PIPE	RD. REDUCER	SHT. SHEET	
DR. DRIVE	RD. REDUCER	SHT. SHEET	
DRWY. DRIVEWAY	RD. REDUCER	SHT. SHEET	
DW. DOMESTIC WATER	RD. REDUCER	SHT. SHEET	
DWG. DRAWING	RD. REDUCER	SHT. SHEET	
E. ELECTRIC	RD. REDUCER	SHT. SHEET	
EA. EACH	RD. REDUCER	SHT. SHEET	
EASE. EASEMENT	RD. REDUCER	SHT. SHEET	
EC. END CURVE	RD. REDUCER	SHT. SHEET	
ECC RED. ECCENTRIC REDUCER	RD. REDUCER	SHT. SHEET	
ECR. END CURVE RETURN	RD. REDUCER	SHT. SHEET	
EL., ELEV. ELEVATION	RD. REDUCER	SHT. SHEET	
E.O.P. EDGE OF PAVEMENT	RD. REDUCER	SHT. SHEET	
EP. END VERTICAL CURVE	RD. REDUCER	SHT. SHEET	
EVC. EXISTING	RD. REDUCER	SHT. SHEET	
EXIST., EX. EXISTING	RD. REDUCER	SHT. SHEET	
FCA. FLANGED COUPLING ADAPTOR	RD. REDUCER	SHT. SHEET	
FDC. FIRE DEPARTMENT CONNECTION	RD. REDUCER	SHT. SHEET	
FG. FINISH GRADE	RD. REDUCER	SHT. SHEET	
F.H. FIRE HYDRANT	RD. REDUCER	SHT. SHEET	
FIN. FINISH	RD. REDUCER	SHT. SHEET	
FL. FLOWLINE	RD. REDUCER	SHT. SHEET	
FLG. FLANGE	RD. REDUCER	SHT. SHEET	
FOUND. FOUND	RD. REDUCER	SHT. SHEET	
FT., FOOT FEET, FOOT	RD. REDUCER	SHT. SHEET	
FW. FIRE WATER	RD. REDUCER	SHT. SHEET	
G. GAS	RD. REDUCER	SHT. SHEET	
GA. GAUGE	RD. REDUCER	SHT. SHEET	
GB. GRADE BREAK	RD. REDUCER	SHT. SHEET	
GV. GATE VALVE	RD. REDUCER	SHT. SHEET	
GALV. GALVANIZED	RD. REDUCER	SHT. SHEET	
GRD. GROUND	RD. REDUCER	SHT. SHEET	

LEGEND

FF FINISH FLOOR	—OHP— EXISTING OVERHEAD POWER
TP TOP OF PAVING	—E— EXISTING UNDERGROUND POWER
TC TOP CONCRETE	—E— NEW UNDERGROUND POWER
TBC TOP BACK OF CURB	—T— EXISTING TELEPHONE
FL FLOWLINE	—T— NEW TELEPHONE
I.E. INVERT ELEVATION	○ SSCO NEW SANITARY SEWER CLEANOUT
TW TOP OF RETAINING WALL	● SDMH NEW STORM DRAIN MANHOLE
4768 EXISTING GROUND CONTOUR	⊙ DI NEW DROP INLET
68 FINISH GRADE CONTOUR	⊙ FH EXISTING FIRE HYDRANT
---16"W--- EXISTING WATER	● FH NEW FIRE HYDRANT
---6"W--- NEW WATER	○ YD NEW YARD HYDRANT
---4" FW--- NEW FIRE SPRINKLER SYSTEM WATER	□ BFP BACKFLOW PREVENTION
---SS--- EXISTING SANITARY SEWER	□ PIV POST INDICATOR VALVE
---4"SS--- NEW SANITARY SEWER	GB GRADE BREAK
---8"SD--- EXISTING STORM DRAIN	—WM— NEW WATER METER
---SD--- NEW STORM DRAIN	▭ REDUCER
---G--- EXISTING GAS	▭ DIRECTION OF RUNOFF



SHEET INDEX

SHEET C1	TITLE SHEET
SHEET C2	SITE PLAN
SHEET A1.0	PROPOSED SHOP/GARAGE FLOOR PLAN AND ELEVATIONS

OWNER/APPLICANT

RICHARD AND RHONDA ALLISON
4600 GENTRY LANE
CARSON CITY, NEVADA 89701
PHONE

ENGINEER

RESOURCE CONCEPTS, INC.
KEITH R. SHAFFER, P.E.
340 N. MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1600 x4144
keith@rci-nv.com

PROJECT DATA:

ZONING: SF1A (SINGLE FAMILY RESIDENCE)
ASSESSOR'S PARCEL NO.: 010-332-07
PARCEL AREA: 1.00 ACRES
EXISTING PRIMARY RESIDENCE:
LIVING AREA = 1,571 S.F.
GARAGE AREA = 528 S.F.
TOTAL = 2,099 S.F. (ALLOWED WITH ADMIN. PERMIT = 1,574 S.F.)
EXISTING ACCESSORY BUILDINGS/STRUCTURES:
SHED = 168 S.F.
TACK SHED = 360 S.F. (EXCLUDED PER 18.05.050)
HORSE SHELTER = 480 S.F. (EXCLUDED PER 18.05.050)
NEW SHOP/GARAGE = 1,200 S.F.
NET TOTAL ACCESSORY STRUCTURES = 1,368 <75% OF PRIMARY



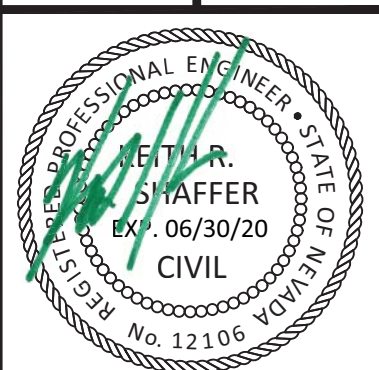
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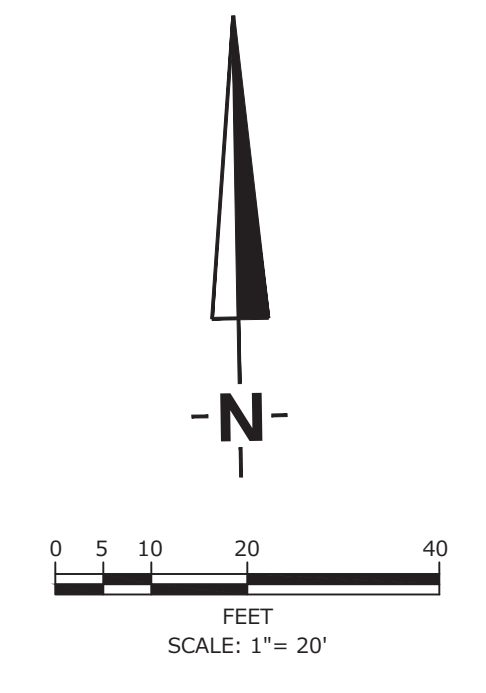
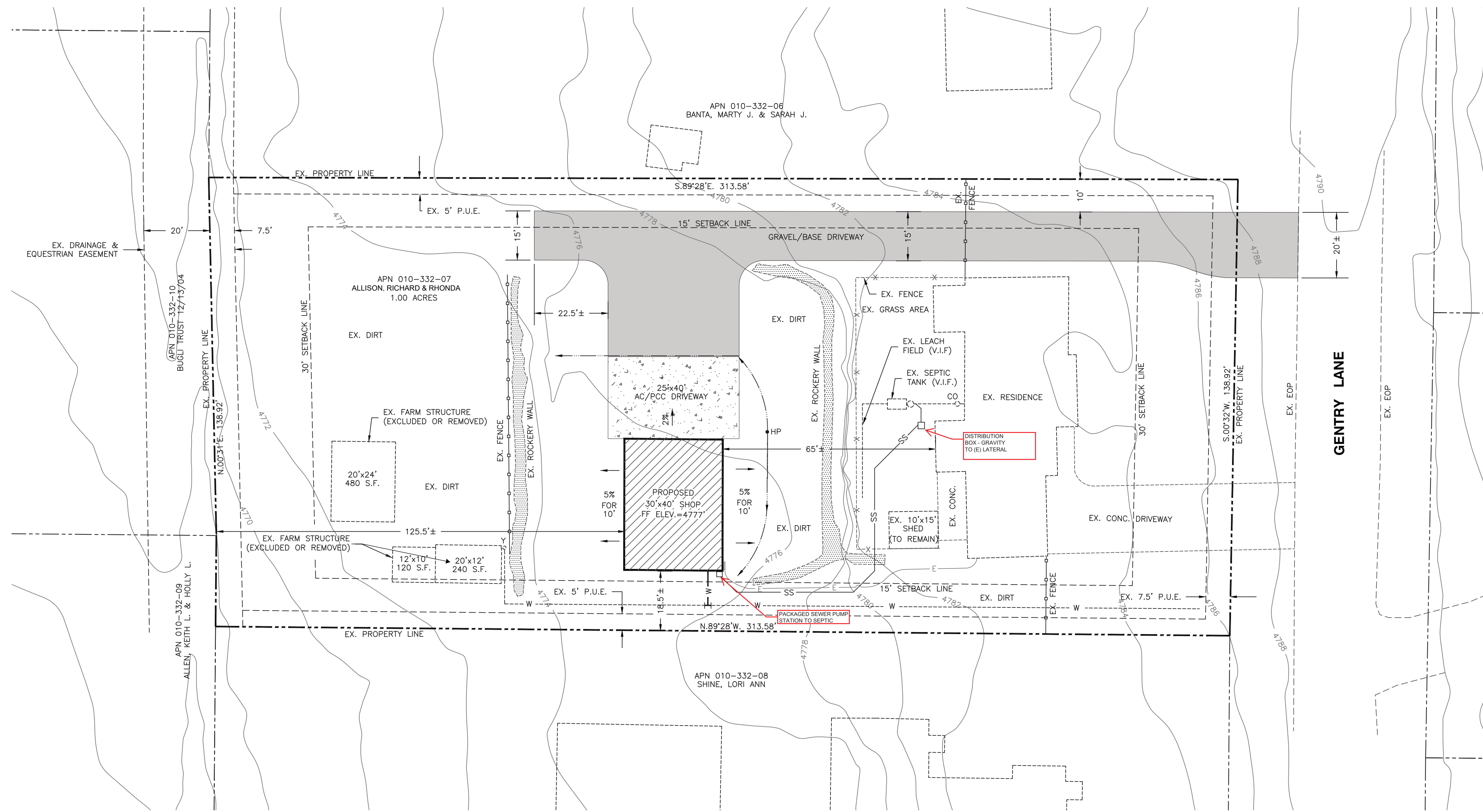
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Carson City
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Carson City, NV 89703-4152
775-883-1600

DATE	REVISION

Administrative Permit for
Richard and Rhonda Allison
4600 Gentry Lane, Carson City, Nevada
Title Sheet



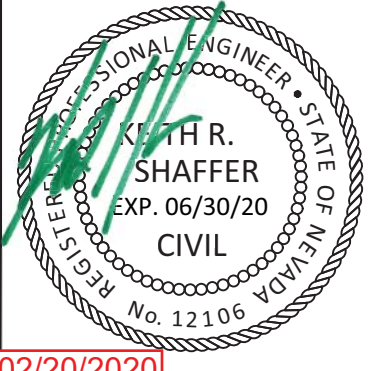
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DATE:	2-20-20
DESIGNED:	KRS
DRAWN:	MLM
CHECKED:	KRS
Sheet C1	



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REVISION	DATE

Administrative Permit for
 Richard and Rhonda Allison
 4600 Gentry Lane, Carson City, Nevada
 Site Plan



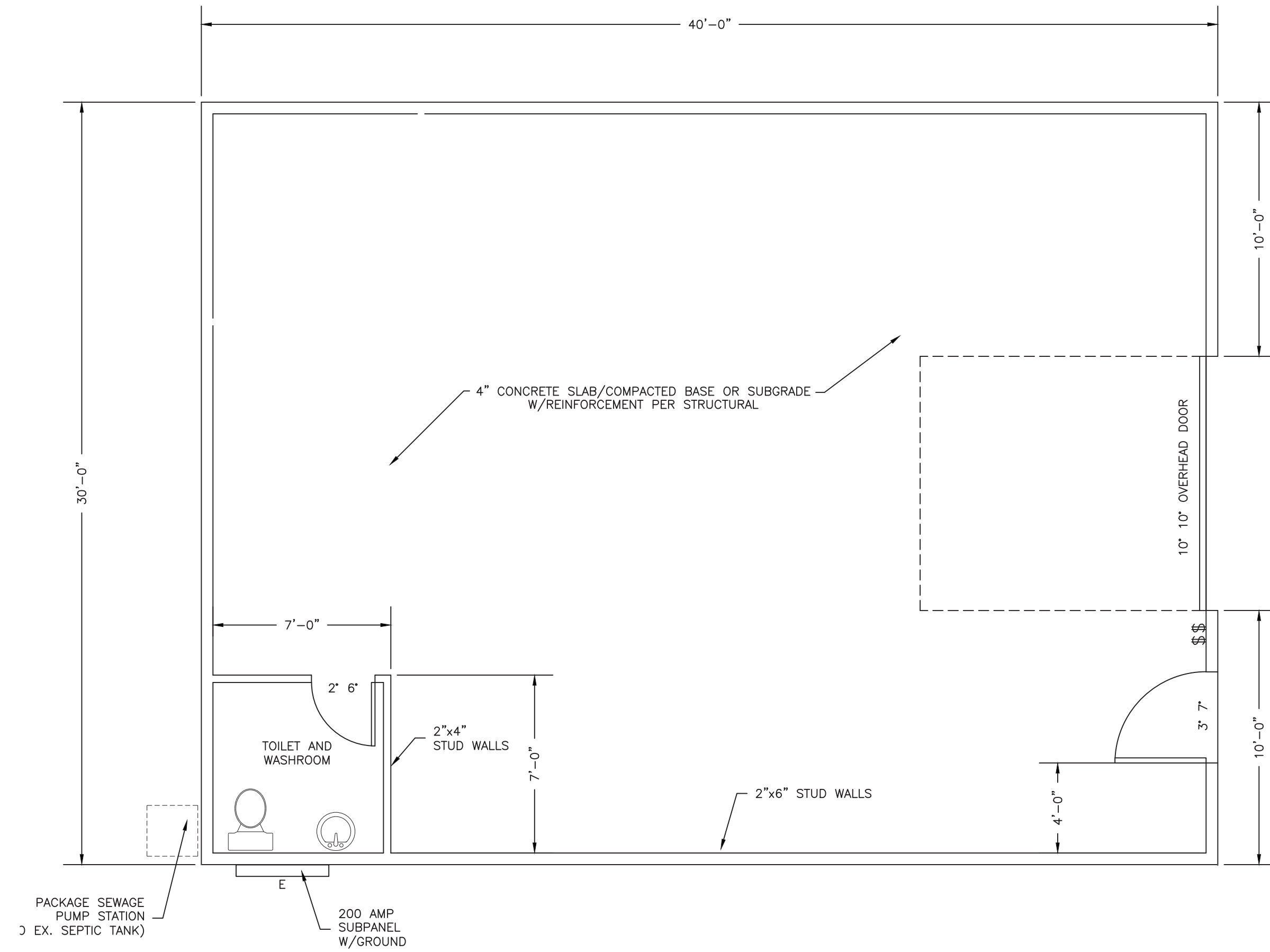
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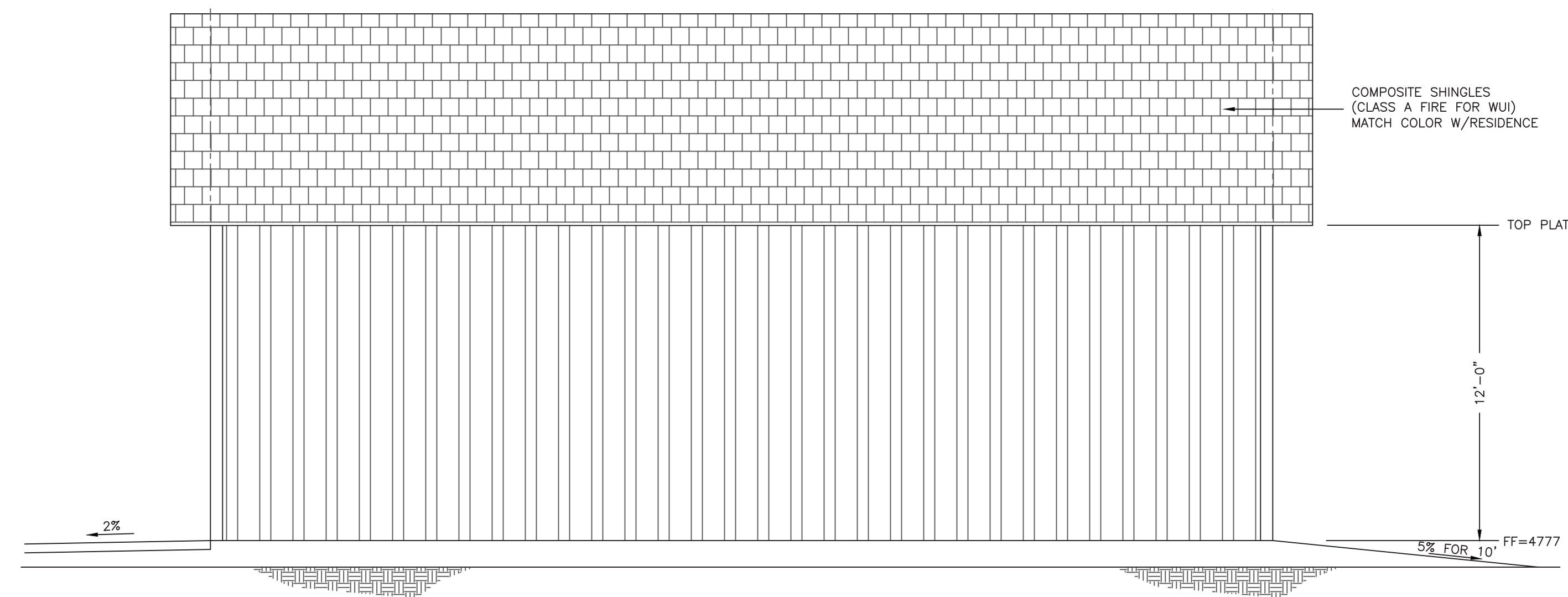
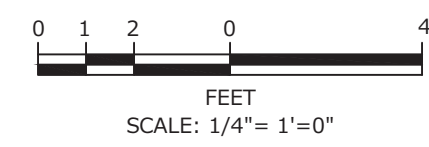
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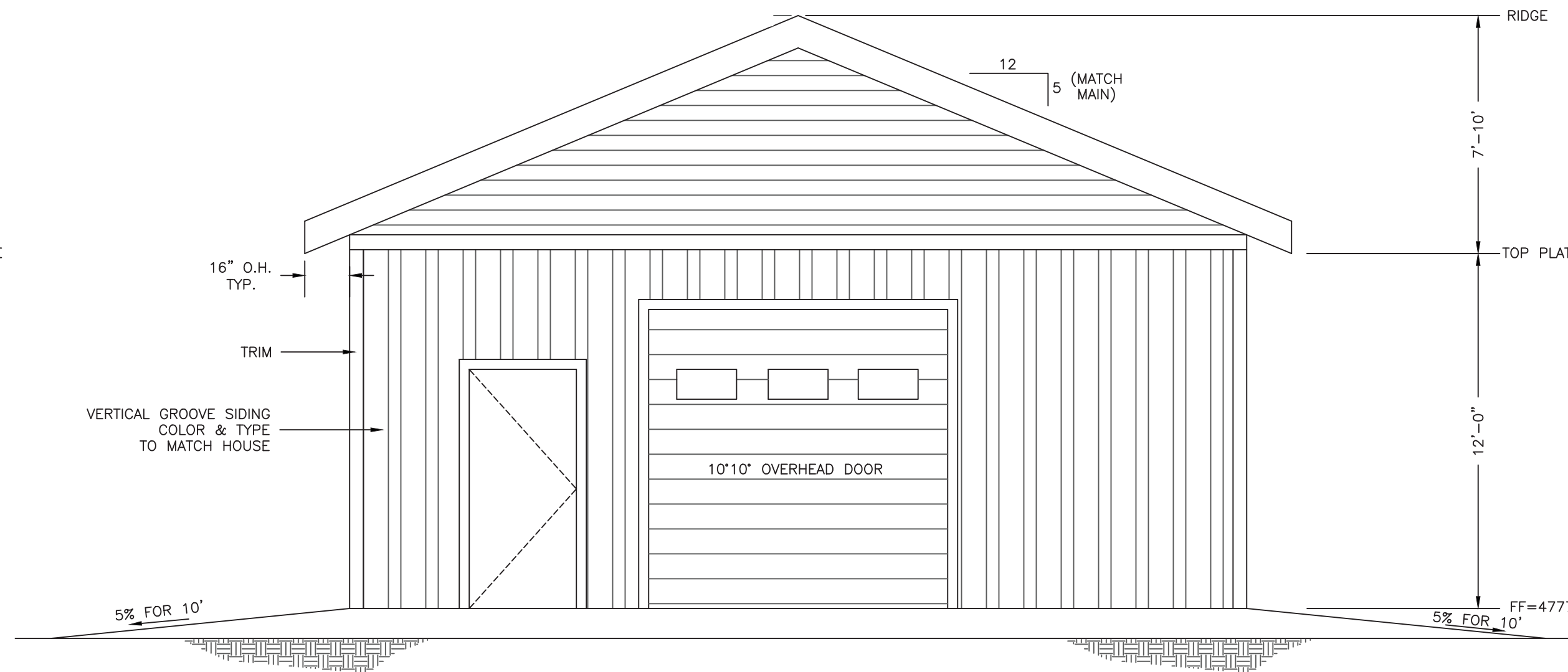
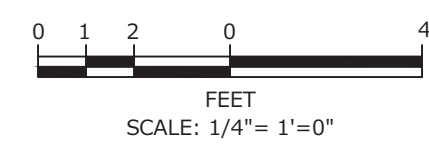
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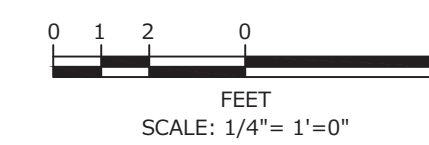
SHOP/GARAGE FLOOR PLAN



SHOP/GARAGE SIDE ELEVATION



SHOP/GARAGE FRONT ELEVATION



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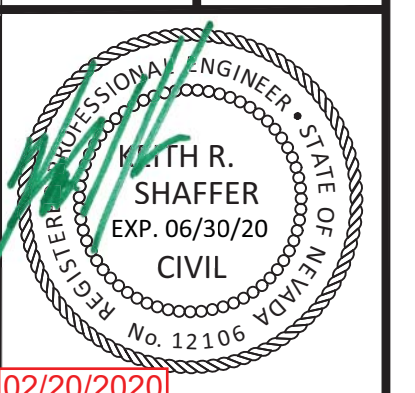
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DATE	REVISION

Administrative Permit for
Richard and Rhonda Allison
4600 Gentry Lane, Carson City, Nevada

Proposed Shop/Garage
Floor Plan and Elevations



02/20/2020

JOB NO.:	20-122.0
DATE:	2-20-20
DESIGNED:	KRS
DRAWN:	MLM
CHECKED:	KRS



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