

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 24, 2020

FILE NO: LU-2020-0015

AGENDA ITEM: E.2

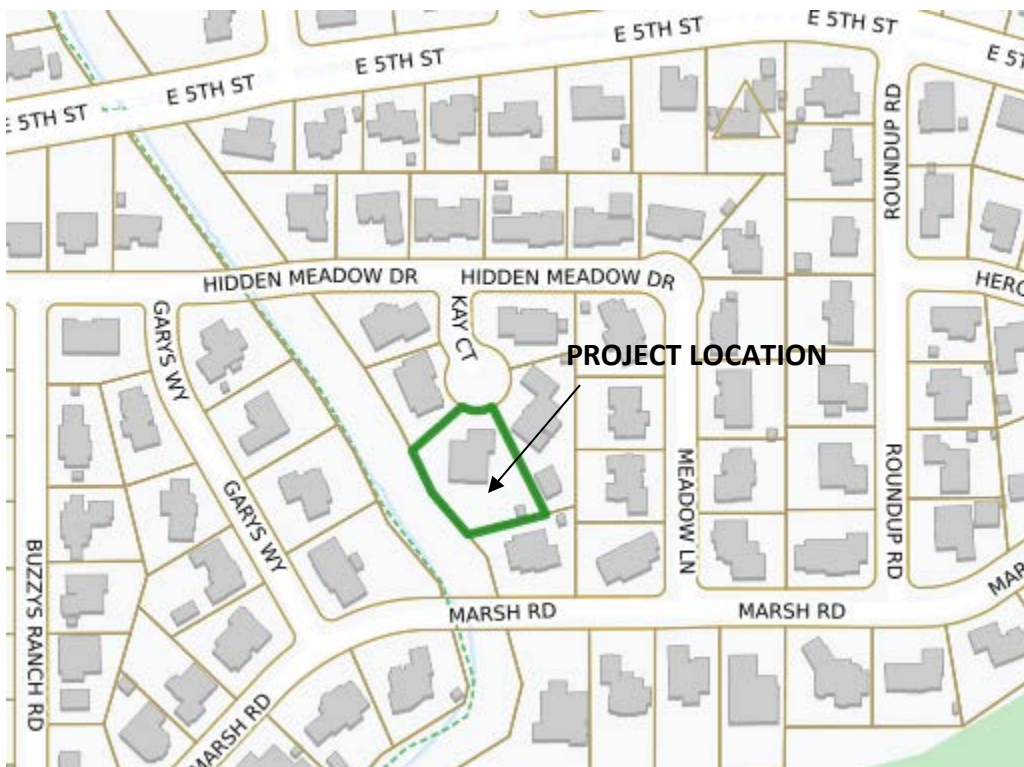
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to have the cumulative total of accessory buildings exceed 50 percent of the size of the primary building, and for the cumulative total of the accessory structures to exceed five percent of the lot size on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 676 Kay Court, APN 010-575-17. (Hope Sullivan, hsullivan@carson.org)

SUMMARY: The applicant is seeking to build an 1,836 square foot garage structure, that will have a height of 23 feet. The primary structure on the property is 2,367 square feet and the existing attached garage is 848 square feet in size. With the addition of the garage structure, the cumulative area of the accessory structures will be 1,980 square feet, which represents 62 percent of the size of the primary structure and will cover 8.29 percent of the lot. As the lot coverage will exceed five percent and the cumulative area of the buildings exceeds fifty percent, a special use permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PROPOSED MOTION: "I move to approve Special Use Permit LU-2020-0015, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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 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 meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the Special Use Permit. 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.
5. The gazebo located within the thirty foot private open space easement must be removed from the easement.
6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The driveway must be paved from the new garage door to the existing driveway.
8. Any other detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.060 (Single Family 21,000); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 21,000 Planned Unit Development (SF21-P)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 21,000 Planned Unit Development / single family residence

EAST: Single Family 21,000 Planned Unit Development / single family residence

SOUTH: Single Family 21,000 Planned Unit Development / single family residence

WEST: Public Community Planned Unit Development / public open space

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Within 200 feet, Zone I (greatest severity)
3. SLOPE/DRAINAGE: Flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.5 acres
2. PROPOSED STRUCTURE SIZE: 1836 square feet
3. PROPOSED STRUCTURE HEIGHT: 22 feet, 8 inches
5. REQUIRED SETBACKS: 20 feet from front; 10 feet from side; 20 feet from rear. As proposed, the structure meets these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is seeking to construct an 1836 square foot detached garage. The primary structure on the site (a home and attached garage) is 3,215 square feet. There is a 144 square foot gazebo on the site as well.

The proposed detached garage will result in the cumulative area of the detached structures being 61.59 percent of the site on the primary building, and the coverage of the detached structures will be 8.29 percent of the lot area.

Per CCMC 18.05.055.8, if the cumulative area of accessory structures exceeds five percent of the parcel size on parcels 21,000 square feet or greater, a Special Use Permit is required.

Per CCMC 18.05.055.7, if the cumulative area of the accessory structures is more than 50 percent and less than 75 percent of the size of the primary structure, an administrative permit is required. The findings for an administrative permit are the same as the findings for a Special Use Permit. Since a special use permit is already required under CCMC 18.05.055.8, staff is referring both applications to the Planning Commission.

Of note, the property is a part of the Hidden Meadow Planned Unit Development (PUD) and is adjacent to the Mexican Ditch. There is a 30 foot private open space easement along the western property line adjacent to the Mexican Ditch. Per the terms of the PUD, no accessory or main structure may be placed within the areas designated a private open space easement. There is currently a gazebo in this easement that must be removed to a location outside of the easement.

PUBLIC COMMENTS: Public notices were mailed to 30 property owners within 300 feet of the subject site on June 12, 2020. As of the date of writing of this report no public comments have been received regarding this application. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 24, 2020 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all applicable Carson City Development Standards and Standard Details including but not limited to the following:
 - The driveway must be paved from the new garage door to the existing driveway.

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 discussion:

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 project has a negligible impact to existing infrastructure.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project if the above condition is met.

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 project meets engineering standards for health and 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 plans and reports provided were adequate for this analysis.

Fire Department:

Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The subject property is designated as Low Density Residential. The primary uses associated with the Low Density Residential master plan land use designation include single family residences. The primary use of the subject site is a single-family residential use, and the proposed garage will not change the land use, as it will be accessory to the single-family residential use.

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.

Currently, the applicant is storing a large recreational vehicle in the area where the garage is proposed. The garage will allow for vehicles and other personal items to be stored inside a building instead of in the open. The garage structure will not cause objectionable noise, vibrations, fumes, odors, dust, or glare. It will allow personal items currently stored out in the open to be stored within a building.

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

A proposed garage will not constitute a change of use. The land use will still be a single-family home with the trips associated with a single family home use. The garage will allow for personal items to be stored within an enclosure.

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 existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The proposed project will not impact schools, police or fire protection.

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.

Accessory structures incidental to the primary use are allowed in the SF21 zoning district. The proposed location complies with required setback and the proposed height is in compliance with the maximum height of 26 feet. The building will require a building permit and need to comply with all City standard.

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

The garage structure will not be detrimental to public health, safety, convenience and welfare. It will allow personal items that are already stored on site to be stored in an enclosure.

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

The proposed garage will not result in material damage or prejudice to other property in the vicinity. The building will comply with the required setbacks and the height limitations.

Attachments:

Public Comment
Application (LU-2020-0015)

From: [Planning Department](#)
To: [Hope Sullivan](#)
Subject: FW: File #:LU-2020-0015
Date: Tuesday, June 16, 2020 8:35:00 AM

From: Marla Burdett <m.gr8fl@yahoo.com>
Sent: Tuesday, June 16, 2020 8:30 AM
To: Planning Department <planning@carson.org>
Subject: File #:LU-2020-0015

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

City Planning Commission,

I do not agree with the construction of the proposed large garage at 676 Kay Court, APN 010-575-17. I live at 814 Marsh Rd which makes me the back yard neighbor. My lot has a narrow back yard which puts the neighbors proposed garage approximately 45' from my house. The garage will create an unsightly eye sore that will create a large wall that will leave me feeling closed in with the sky line blocked. As of this writing, the owners have a large RV of approximately 12' high and 8 ft wide in the general location of the proposed garage. When I sit in my backyard or at my kitchen table, stand at my kitchen sink, look out my living room windows, or out of my upstairs bedroom, I see the RV. This has given me a little perspective of what I will have to look at with a building that will be 10' taller and I don't know how much wider. During the winter, when my trees have no leaves, it will be worse. I live in a nice neighborhood and I didn't buy this house to look at a wall. I also believe this garage would affect my resale potential. I invite any interested party to come to my house and see for themselves what I am referring to.

Thank you,
Marla Burdett
814 Marsh Rd
Carson City, NV, 89701
77-315-5571

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

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

+ noticing fee

*Due after application is deemed complete by staff

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: _____

Submittal Deadline: 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.

FILE # SUP - -

APPLICANT: Jeffrey Osborne (775) 220-6337
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP: 676 Kay Court Carson City NV 89701

EMAIL ADDRESS: jkosborne88@gmail.com

PROPERTY OWNER: Jeffrey + Margaret Osborne (775) 220-6338
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP: 676 Kay Court Carson City NV 89701

EMAIL ADDRESS: jkosborne88@gmail.com

APPLICANT AGENT/REPRESENTATIVE: _____
PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 10-575-17
Street Address: 676 Kay Court

Project's Master Plan Designation: _____
Project's Current Zoning: SF21
Nearest Major Cross Street(s): Meadow Drive

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
To build an RV garage for the protected storage of our 40' 5" wheel, 23' Boat and F250 Truck. Allowing room for lawn equipment, storage and small shop area.

PROPERTY OWNER'S AFFIDAVIT

I, Jeffrey Osborne, 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: Jeffrey Osborne Address: 676 Kay Court Date: 5/12/20

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
COUNTY CARSON CITY)

On MAY 12, 2020, JEFFREY EARLOSBORNE, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: Jessica Hoyos Velazquez
JESSICA HOYOS VELAZQUEZ
Notary Public - State of Nevada
County of Carson City

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.

Declaration of Ownership

For Special Use Permit at

676 Kay Court

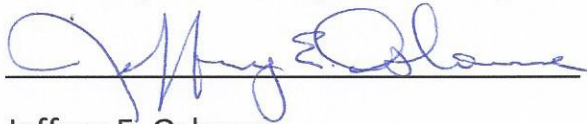
Carson City, Nevada

State of Nevada)

) ss.

Carson City)

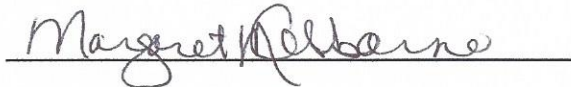
We, Jeffrey E. and Margaret M. Osborne, being duly deposed, do hereby affirm that we are the recorded owners of the subject property and that we have knowledge of, and agree to, filing this application.



Jeffrey E. Osborne

676 Kay Court

Carson City, Nevada 89701

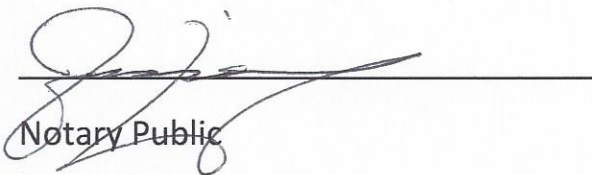


Margaret M. Osborne

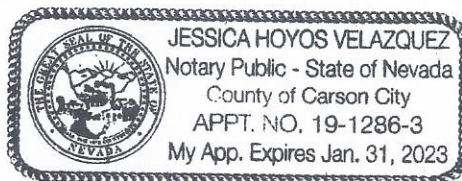
676 Kay Court

Carson City, Nevada 89701

On this 12 day of May, 2020, personally appeared before me, a notary public, proved to me to be the persons whose names are subscribed to the foregoing document and who acknowledged to me that they executed the foregoing document.



Notary Public



SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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.

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

- Explanation:
- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
 - B. How will your project affect police and fire protection?
 - C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

**Draft Residential Permit # 2020-1281
Jeffrey & Margaret Osborne
APN 010-575-17 676 Kay Court
(775) 220-6337 and (775) 220-6338**

PROJECT DESCRIPTION

We are requesting approval, via a "Special Use Permit," to build an RV garage for protected storage of our 40-foot 5th wheel trailer as well as our 23-foot boat/trailer, and an F250 truck. Our current home is 2,367 square feet along with an attached garage of 848 square feet, totaling 3,215 square feet. The proposed new structure is estimated to be 1,836 square feet (34x54), along with our current gazebo which is 144 square feet. The total detached structures will be 1,980 square feet. This places our outbuildings at 61.59 percent of our existing home.

A special use permit will be required as the cumulative detached square footage of structures (1,980) will exceed 5 percent of the land area on our 23,882 square foot parcel at 8.29 percent.

The RV garage will be built on the southeast side of our property. The dimensions are 34 ft. in width by 54 ft. in length totaling 1,836 sq. ft. The garage will include a mezzanine at the rear of the building measuring 10 ft. by 34 ft. with 6 ft. 8 in. of headroom totaling 340 sq. ft. Planned garage height will be approximately 23 feet. Setbacks will be adhered to - 10 ft. to the east and 20 ft. to the south (rear of property).

APN's of the surrounding properties include: 010-575-16 (private residence) to the northwest; 010-575-05 to the west (open space); 010-575-06 (private residence) to the south and 010-575-12 (Private Residence) to the northeast.

The primary purpose of the RV garage is to store and protect our recreational vehicles, in turn organizing our property. This includes a 40-foot 5th wheel trailer, a 23-foot boat and trailer, and an F250 Truck. We will also utilize space in the garage to store an ATV, log splitter, and riding lawn mower.

We plan to store lawn furniture and household items in the mezzanine area of the garage. Currently, these items are stored in the 130-sq. ft. shed and within the attic of our existing attached garage.

The 130-sq. foot shed will be disassembled and removed from the property during the construction phase.

A secondary purpose of the garage will serve as a work shop for personal repairs and hobbies.



CARSON CITY
2018 NORTH NEV. FIRE ADMEND.

COUNTY ORDNANCE
2018 IBC
2018 IRC
2018 UMC
2018 UPC
2018 IFC
2018 IECC
2018 IWUIC
2017 NEC

K. H. OLSEN, PE
Civil Engineer
775-265-3913

1 SITE
2 ELEVATIONS
3 FLOOR PLAN

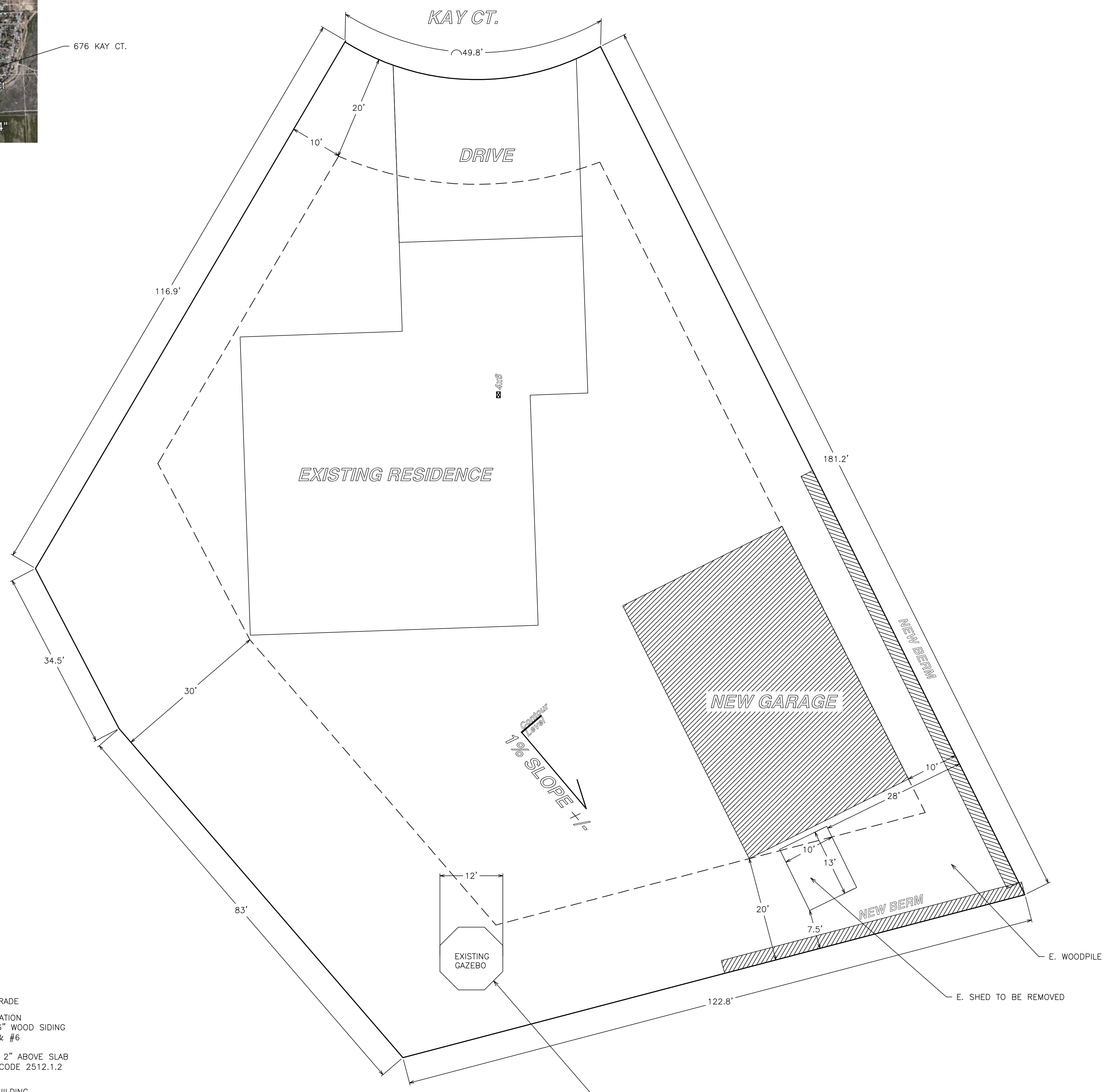
TYPE VB CONSTRUCTION
OCCUPANCY: U - Garage

PRELIMINARY #3

SITE PLAN

MARGARET & JEFFREY OSBORNE
676 KAY COURT, CARSON CITY, NEVADA
SITE SPECIFIC PLANS

SCALE
10
1
OF 6



SCOPE OF JOB:
DETACHED GARAGE
Flood Zone : 'X' - 0.2%

APN : 01057517
ACREAGE : 0.55 23,882sf
ZONING : SF21P
SETBACKS : FRONT 20'
SIDE 10'
BACK 20'

811 CALL 811 TO LOCATE UTILITIES BEFORE EXCAV.

WATER PIPES MIN DEPTH BELOW FROST DEPTH
@ 18" FROST DEPTH = 36" MIN BURIAL
@ 24" " " " 42" " " "

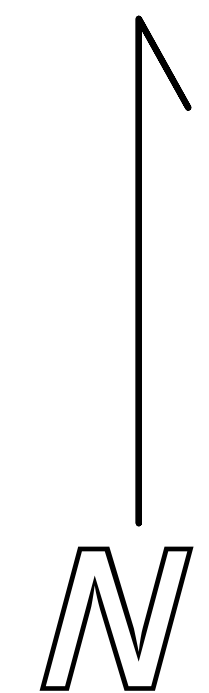
4' sewer separation
WATER PIPES SEPARATED MIN 4' FROM SEWER
UNTIL INSIDE BUILDING FOOTPRINT

S SITE GRADING: STUMPS&ROOTS REMOVED 1' MIN
CUT & FILL SLOPE MAX 1 VERT TO 2 HORZ
FOOTING ON SLOPES>1:3HORZ
TABLE R403.1.7.1 or BUILD CODE FIG 1808.7.1
BOTTOM OF FOOTING SETBACK HORZ HEIGHT
OF DESCENDING SLOPE, UP TO 14' HORZ
FILL FOR BACKFILL UNDER FOUNDATION REQ:
SPECIAL INSPECTION CODE 1803.5 & 1704.7
SEE J106,J107,J108 FOR CUTS, FILL & SETBACK

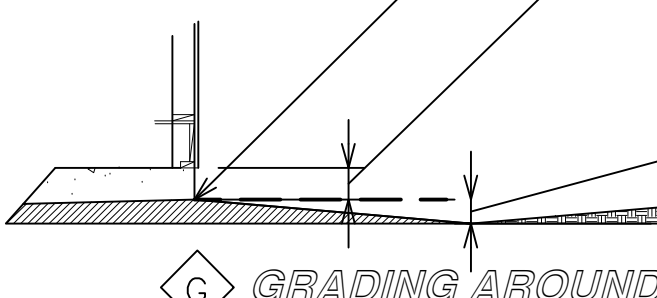
G GRADED SITES, IBC 1805.3.4
TOP OF EXTERIOR FOUNDATION:
MIN 1' ABOVE GUTTER DISCHARGE + 2% SLOPE

OWNER TO ACQUIRE SUBDIVISION ASSOCIATION
APPROVAL PRIOR TO PERMITTING, IF REQ.
OWNER RESPONSIBLE TO PROVIDE & VERIFY
INFORMATION ABOUT EASEMENTS, PROPERTY
CORNERS; TITLE REPORT & OTHERS AS REQ.

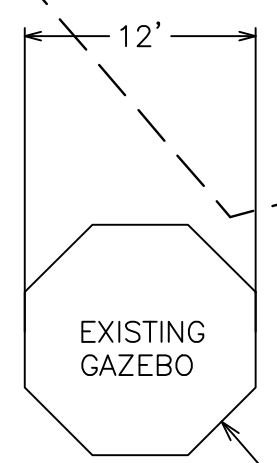
CONTRACTOR IS SOLELY RESPONSIBLE
TO DETERMINE EXISTING LOCATION OF
ALL UNDERGROUND UTILITIES:
LOCATION APPROX & UNKNOWN AT THIS TIME



HIGHEST ADJACENT FINISH GRADE
MIN EARTH SEPARATION
8" UNTREATED FRAMING & 6" WOOD SIDING
CODE 317.1 #2 & #6
STUCCO WEEP SCREED MIN 2" ABOVE SLAB
& MIN 4" ABOVE EARTH: CODE 2512.1.2
ON UPSLOPE SIDE OF BUILDING
GRADE AWAY FROM FOUNDATION
FALL 6"min WITHIN 10' max [5%]
OR
APPROVED ALTERNATE METHOD [2%]
R401.3 or IBC 1804.3



G GRADING AROUND BUILDING

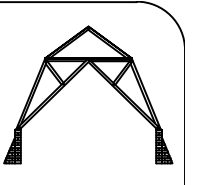


144 sf Octagon GAZEBO

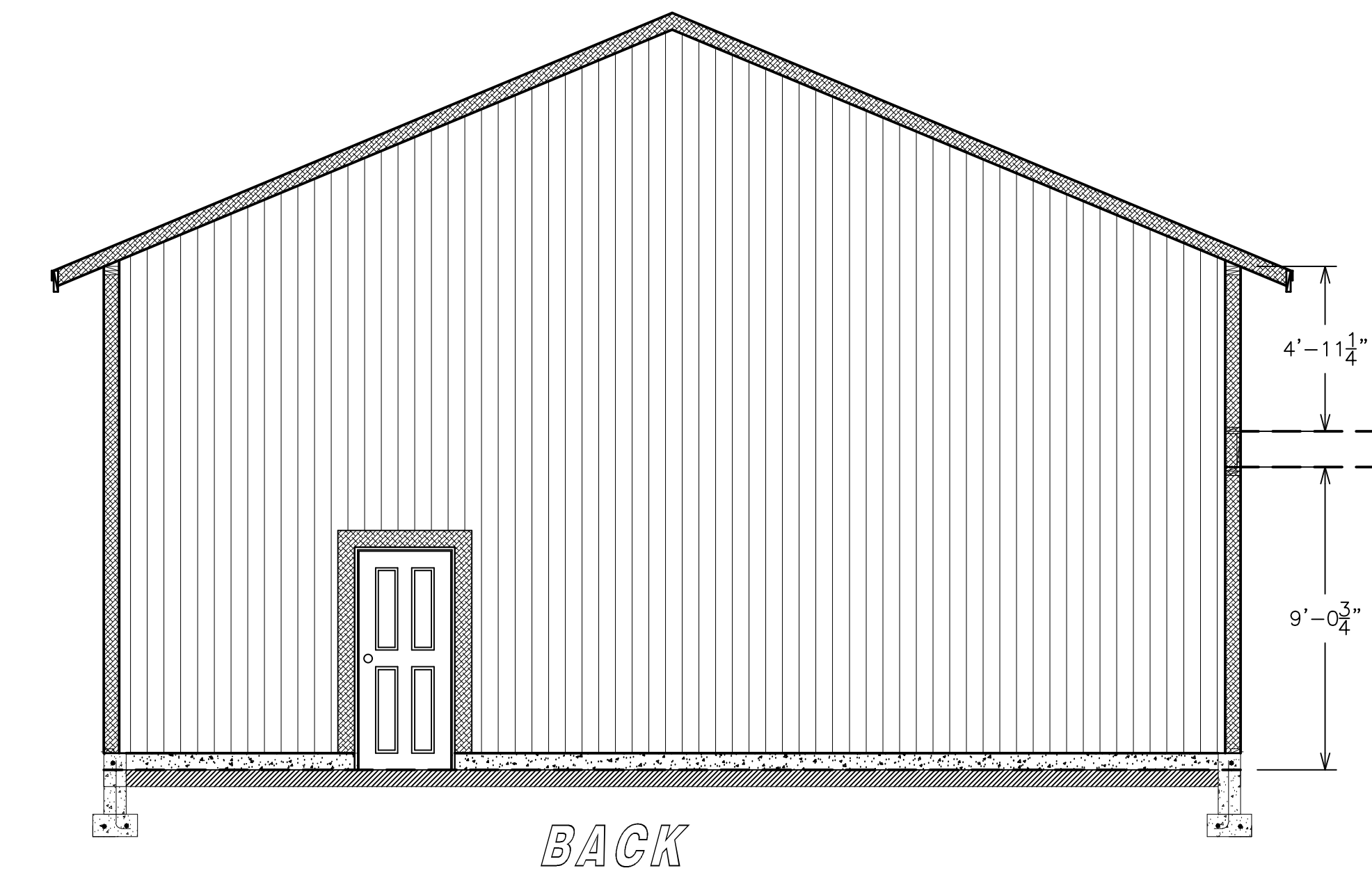
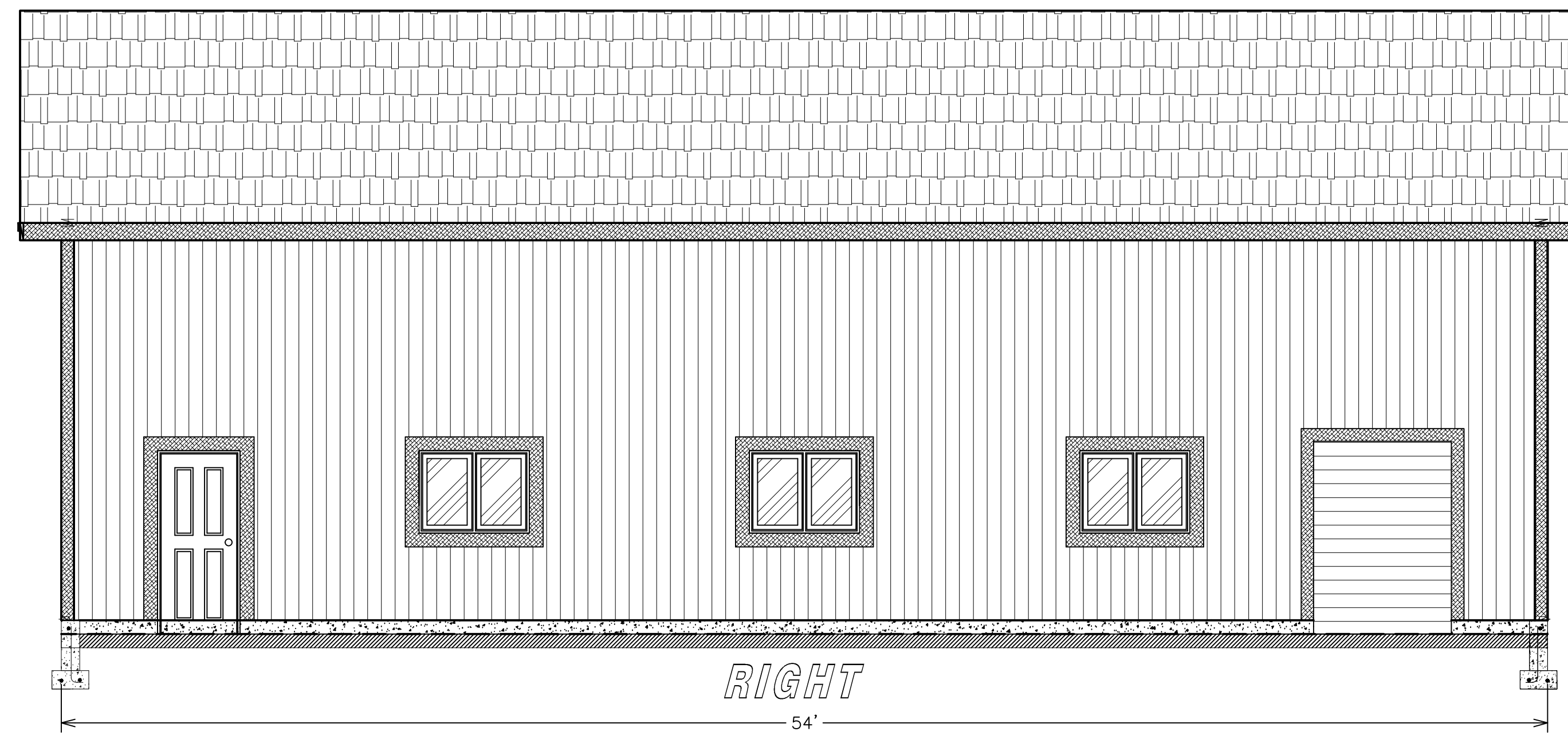
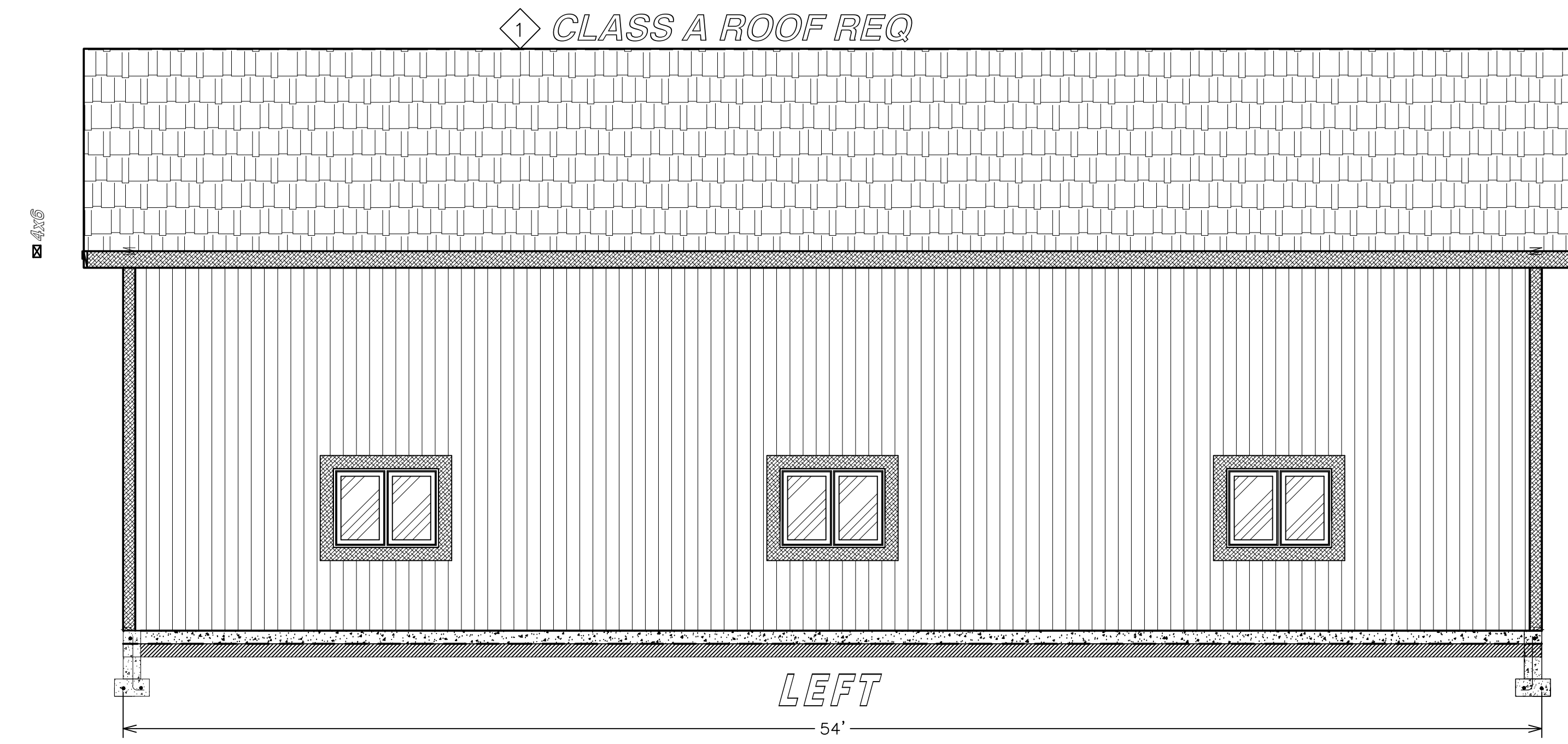
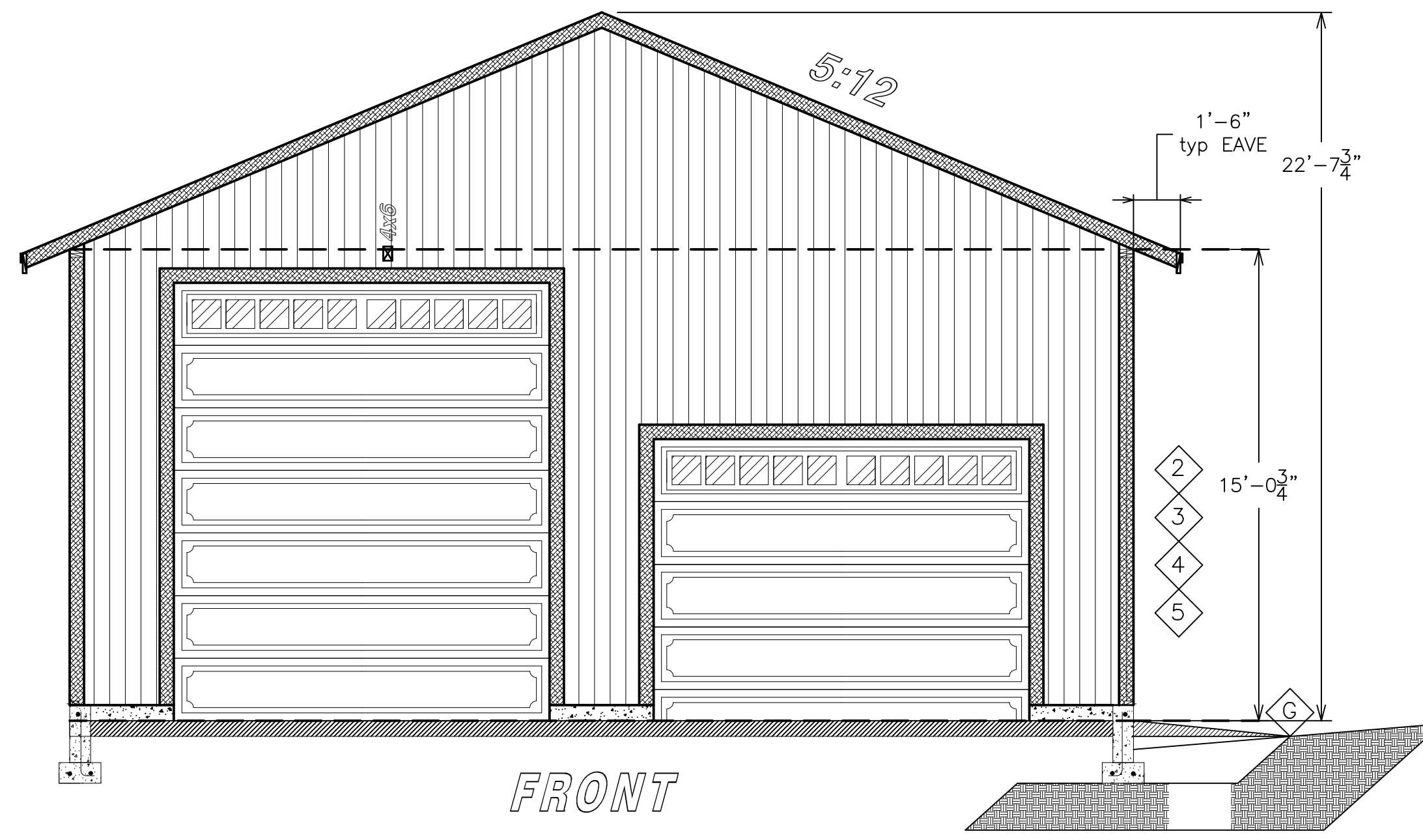
BUILDER TO CHECK PLANS AND DIMENSIONS PRIOR TO CONSTRUCTION, FOR CONFLICTS, AND NOTIFY ENGINEER OF ANY PROBLEMS.

COMPLY WITH ORDINANCES & CODES:

- 1 ROOF COVERING — COMP ROOF, 30 YEAR MIN, 40 YEAR RECOMMEND FOR HI WIND EXPOSURE .INSTALL ROOFING PER MANUFACTURER & R901
- 2 WALL & ROOF FLASHING AS REQUIRED BY R703.4, R903.2, or IRC1405.4,1507.2.9,1507.3.9
- 3 VENTING AS REQ ON ROOF PLAN
- 4 FACIA — 3/4" x 8" PrimeTrim Min w/Shingle Trim SOFFIT — 7/16" Plain Faced LPI Smart Panel
- 5 WALL COVERING — LAP SIDING [SMART LOCK] PAINT — COLORS SHOWN FOR APPEARANCE ON PAPER ONLY; see OWNER or MATCH EXISTING
- TRIM: 5/4 x 6" PrimeTrim Min



K. H. OLSEN, PE
Civil Engineer
775-265-3913



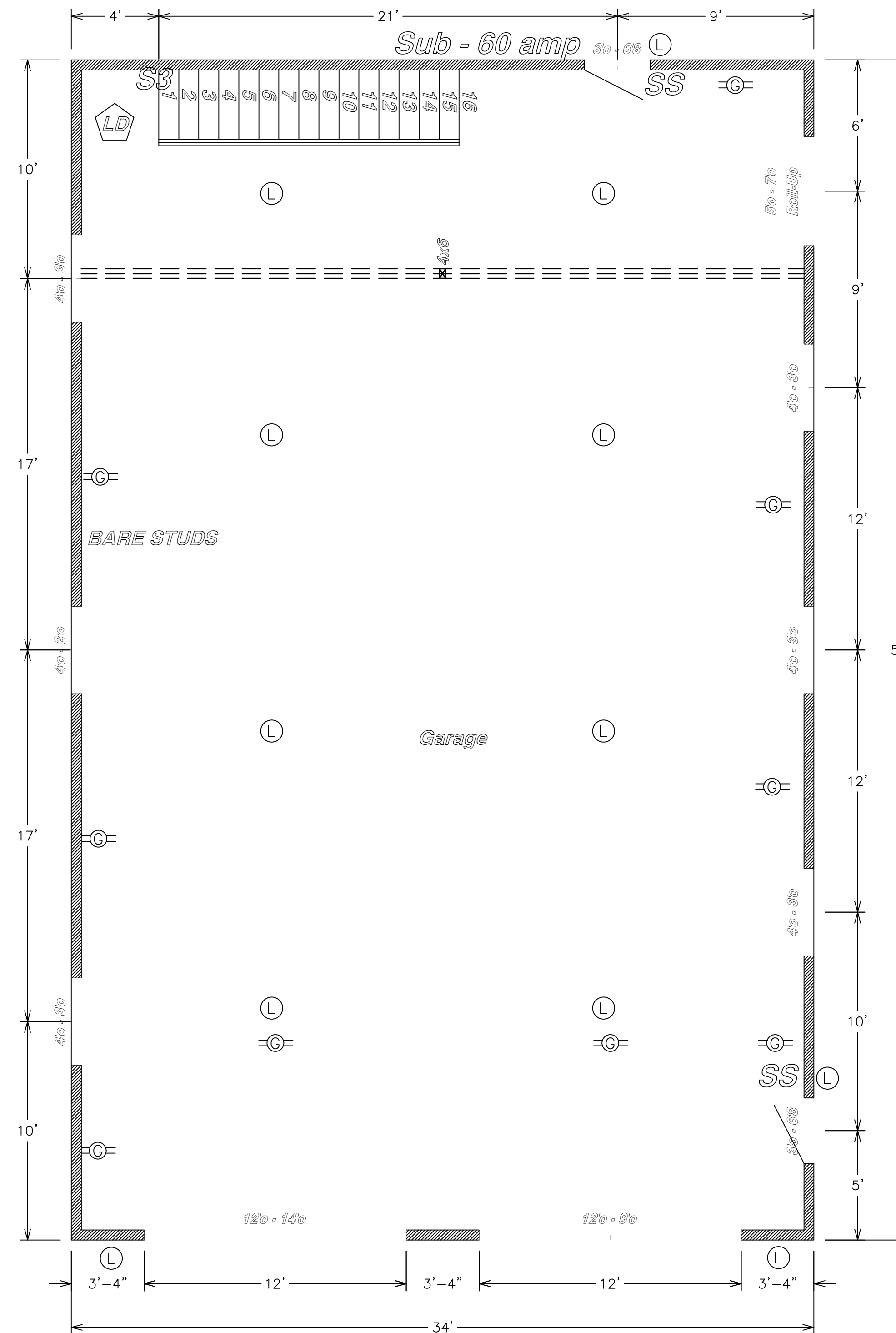
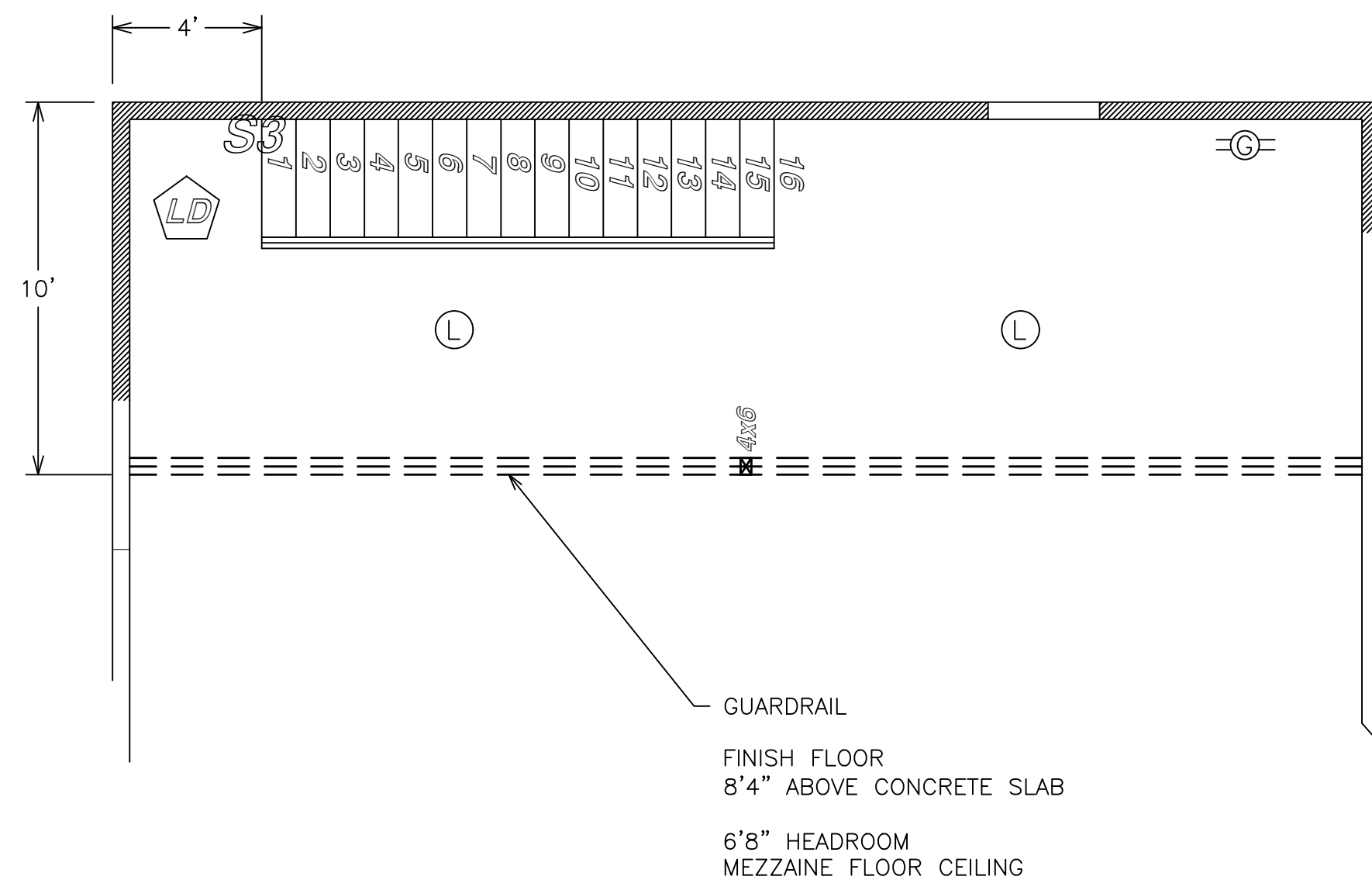
PRELIMINARY #3

ELEVATION

Hutch Development #0068656 775-671-2305

MARGARET & JEFFREY OSBORNE
678 KAY COURT, CARSON CITY, NEVADA
SITE SPECIFIC PLANS

Rev #1
MAY 8 2020
SCALE
1/4" = 1'



- BUILDING CODE REFERENCES, RESIDENTIAL
- INSPECTIONS REQUIRED EVERY 180 DAYS, R/B105.5
INSPECTIONS - FOUNDATION, UNDER FLOOR, FRAMING, GYPSUM, FINAL, & AS REQUIRED
- GLZ** SAFETY GLAZING - HAZARDOUS LOCATIONS, WITHIN 24" OF SWINGING DOORS, BATHTUBS SHOWERS & STAIRS. R308
- WAL** GARAGE & CARPORTS, -
DUCTS 26 GAUGE
GARAGE FROM RESIDENCE & ATTIC -
5/8" TYPE X GYPSUM, LID & COMMON WALL
1-3/8" SOLID WOOD SELF CLOSING DOOR
GARAGE BENEATH ROOMS - 5/8" TYPE X ON LID & 5/8"X GYPSUM ON WALLS
- LD** EGRESS R311 - LANDINGS REQ EACH SIDE OF EXTERIOR DOOR EXCEPT @ EXT. STAIRS UP TO 2 RISERS. FRONT DOOR MUST HAVE LANDING EACH SIDE OF DOOR. LAND MAX 7.75" BELOW THRESHOLD, NOT SWING OVER MIN STAIR HEADROOM 6'8" FROM NOSING PLANE
- STAIR RISERS 7-3/4" MAX, TREAD 10" MIN
NOSING REQ FOR TREADS < 11"
- PANEL
(w/Ufer req on foundation plan)
- DU** DUPLEX OUTLET
- GFCI** GFCI OUTLETS REQ IN GARAGE E3902.2
- TAMPER** TAMPER RESISTANT REQ'D WHEN OUTLETS <5'6"
- S** SWITCH
- L** LITE
MIN 75% OF INSTALLED LAMPS SHALL BE HI-EFFICACY LAMPS
- 220V/110V-50AMP**
- VERIFY LOCATIONS w/OWNER

APPROX AREA
Garage - 1836 sf
Mezzanine Storage - 340 sf

PRELIMINARY #3

FLOOR PLAN

MARGARET & JEFFREY OSBORNE
678 KAY COURT, CARSON CITY, NEVADA
SITE SPECIFIC PLANS

MAY 8 2020

SCALE
1/4" = 1'

3 OF 6

K. H. OLSEN, PE
Civil Engineer
775-265-3913

Hutch Development #0068656 775-671-2305

SPECIAL USE PERMIT FINDINGS

1. *Master Plan Elements/Policy Themes Checklist*

Balanced Land Use Pattern

Common sustainable building materials (wood/concrete) and construction techniques will be used during this project. Mature trees and shrubs will be protected and shall remain undisturbed during this project

Equitable Distribution of Recreational Opportunities

This chapter is not applicable to our proposed project.

Economic Vitality

This chapter is not applicable to our proposed project.

Livable Neighborhoods & Activity Centers

Our project will use durable long-lasting materials (wood/concrete). It will promote visual interest by keeping with our current home's architectural style and color. Our project will keep within appropriate height and setback transitions.

A Connected City

This chapter is not applicable to our proposed project.

2. *No Detrimental Affects*

A. Adjoining properties include homes (north, east, and south) and open space (west).

B. Our project is similar to existing development as there are numerous detached garages/shops in our and surrounding neighborhoods. We do not anticipate any problems with noise, dust, odors, vibration, fumes, glare, or physical activity with neighboring

property owners. We would assume neighboring properties received proper approval of their outbuildings. Our project will complement our existing home. There is a similar garage structure adjacent to our property (east).

C. Our project will not be detrimental to surrounding properties as it will provide for a neat and tidy property by enclosing recreational vehicles and property within the new structure.

D. Outdoor lighting will be a part of this project and will not be directly shielded from adjoining properties. Lighting will be utilized as needed during hours of darkness. Their height will be approximately seven to eight-feet and will use 75-watt lamps. Their placement will be in front of the garage at either side of the vehicle doors and each man-door.

E. There will be limited landscaping around this structure. Any new plantings will complement our existing landscape.

F. Carson City and its people will be able to enjoy a well-maintained, sharp looking, and tidy property.

3. *Detrimental Effect on Traffic*

Our property is at the end of a cul-de-sac. The structure will be located within our backyard and will not have any effect on additional vehicular or pedestrian traffic.

4. *Affect on Existing Services*

A. Our project will not have any effect on the school district or student population.

B. Our project should not affect police services; however, it will add an additional 1,836 sq. ft. of structure that will require fire protection. There is a fire hydrant located approx. 400 feet from front of current property.

C. Our project does not contemplate additional water needs.

D. Drainage for the new structure will be accomplished by building berms to contain any water to the east and south of the structure as

indicated on site plan. Additionally soil will be graded away from foundation of new structure.

E. Our project does not contemplate additional sewage disposal needs.

F. Our project does not contemplate road improvements.

G. We are relying on information provided by our licensed contractor, licensed engineer, as well as our own research.

5. Meets Standards in Carson City Municipal Code section 18 and purpose statement of the district.

We are located on a property zoned SF21 for development of low-density, large lot single-family detached residential units. Our project is seeking approval of an accessory structure. We meet the residential district intensity and dimensional standards by complying with minimum setbacks and maximum height requirements. There currently is one main home on this parcel. The proposed new structure will have a height of approximately 22 ft. 8 in., which is less than the maximum height for this zone. It will be located more than 20' away from our rear property line and ten feet from the side property line.

6. Detrimental to Public Health, Safety, Convenience, and Welfare

This project will not be detrimental to public health, safety, convenience, and/or welfare as its primary use is storage of vehicles and a personal workshop.

7. Material Damage or Prejudice to Other Properties

This project will not result in any material damage or prejudice to any other property in our neighborhood.

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:

- N/A 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)?
- N/A Located in a priority infill development area (1.2a)?
- N/A 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)?
- N/A At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- N/A 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)?
- N/A Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- N/A Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- N/A Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- N/A 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)?
- N/A 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:

- N/A 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:

N/A

- 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)?
- N/A 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)?
- ~~N/A~~ 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)?
- N/A 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)?
- N/A 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:

N/A

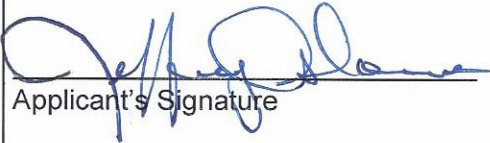
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate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

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 Planning Commission, 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 Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Jeffrey Osborne
Print Name

5/12/20
Date

1050 Woodward Avenue | Detroit, MI 48226

8-810-65614-0014383-002-1-000-010-000-000



JEFFREY E OSBORNE
MARGARET M OSBORNE
676 KAY CT
CARSON CITY NV 89701-8615



Loan Information

Loan Number: 3437825025
Property Address: 676 Kay CT
Carson City, NV 89701
Statement Date: 04/16/2020
Amount Due: \$0.00
Due Date: 05/01/2020

If payment is received after 11:30 p.m. ET 05/16/2020, a \$113.01 late fee will be charged.

Important Messages

You are currently enrolled in biweekly autopay. The payment will be deducted from your bank account automatically every 14 calendar days.
Contact information for insurance questions: If you have questions about your escrowed insurance policy, please call us at (855) 282-8722 or fax us at (855) 703-9194.

Loan Information (03/17/2020 - 04/16/2020)

Original Loan Amount:	\$373,300.00
Interest Rate:	3.990%
Principal Balance*:	\$368,171.31
Escrow Balance:	\$1,485.68

Payment History (03/17/2020 - 04/16/2020)

Last Paid

Principal:	\$1,032.56
Interest:	\$1,227.60
Escrow (Tax & Insurance):	\$349.30
Advances on Your Behalf:	\$0.00
Fees:	\$0.00
Partial Payment (Unapplied):	\$1,304.73
Total Paid:	\$3,914.19

Paid Year to Date

Principal:	\$3,087.42
Interest:	\$3,693.06
Escrow:	\$1,047.90
Advances on Your Behalf:	\$0.00
Fees:	\$0.00
Partial Payment (Unapplied):	\$2,609.46
Total Paid Year to Date:	\$10,437.84

Escrow Disbursements on Your Behalf

Taxes Paid:	\$829.00
Insurance Paid:	\$0.00
Mortgage Insurance (PMI/MIP) Paid:	\$0.00
Total Escrow Disbursements:	\$829.00

Next Payment Breakdown

Principal:	\$1,035.99
Interest:	\$1,224.17
Escrow	
Taxes:	\$276.55
Insurance:	\$72.75
Mortgage Insurance (PMI/MIP):	\$0.00
Shortage:	\$0.00
Monthly Payment	\$2,609.46
Advances on Your Behalf:	\$0.00
Fees	
Late Fees:	\$0.00
Other Fees:	\$0.00
Partial Payment (Unapplied): ‡	\$2,609.46
Past Due Amount:	\$0.00
Subtotal	-\$2,609.46

Amount Due: \$0.00

Quick and Easy Payment Options

- Online at RocketMortgage.com
- On the go with the Rocket Mortgage mobile app
- Pay by phone system with 24/7 access by calling (800) 646-2133
- Send check payable to Quicken Loans Inc., P.O. Box 6577 Carol Stream, IL 60197-6577

Questions? Contact Your Quicken Loans Team.

Phone: (800) 508-0944
Email: Help@QuickenLoans.com
Secure Fax: (877) 380-5084

Hours: Monday – Friday: 8:30 a.m. – 9:00 p.m. ET
Saturday: 9:00 a.m. – 4:00 p.m. ET

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

**Residential Permit # 2020-1281
Jeffrey & Margaret Osborne
APN 010-575-17 676 Kay Court
(775) 220-6337 and (775) 220-6338**

Project Impact Report

Our proposed project will not impact traffic, water, or sewer. The proposed garage will include electricity only. Impact of the covered structure will be corrected by constructing new "berms" to the east and south of the structure containing any water and by grading the soil away from the foundation as indicated on the provided plan notes.