

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JANUARY 26, 2022

FILE NO: LU-2021-0454

AGENDA ITEM: 3.A

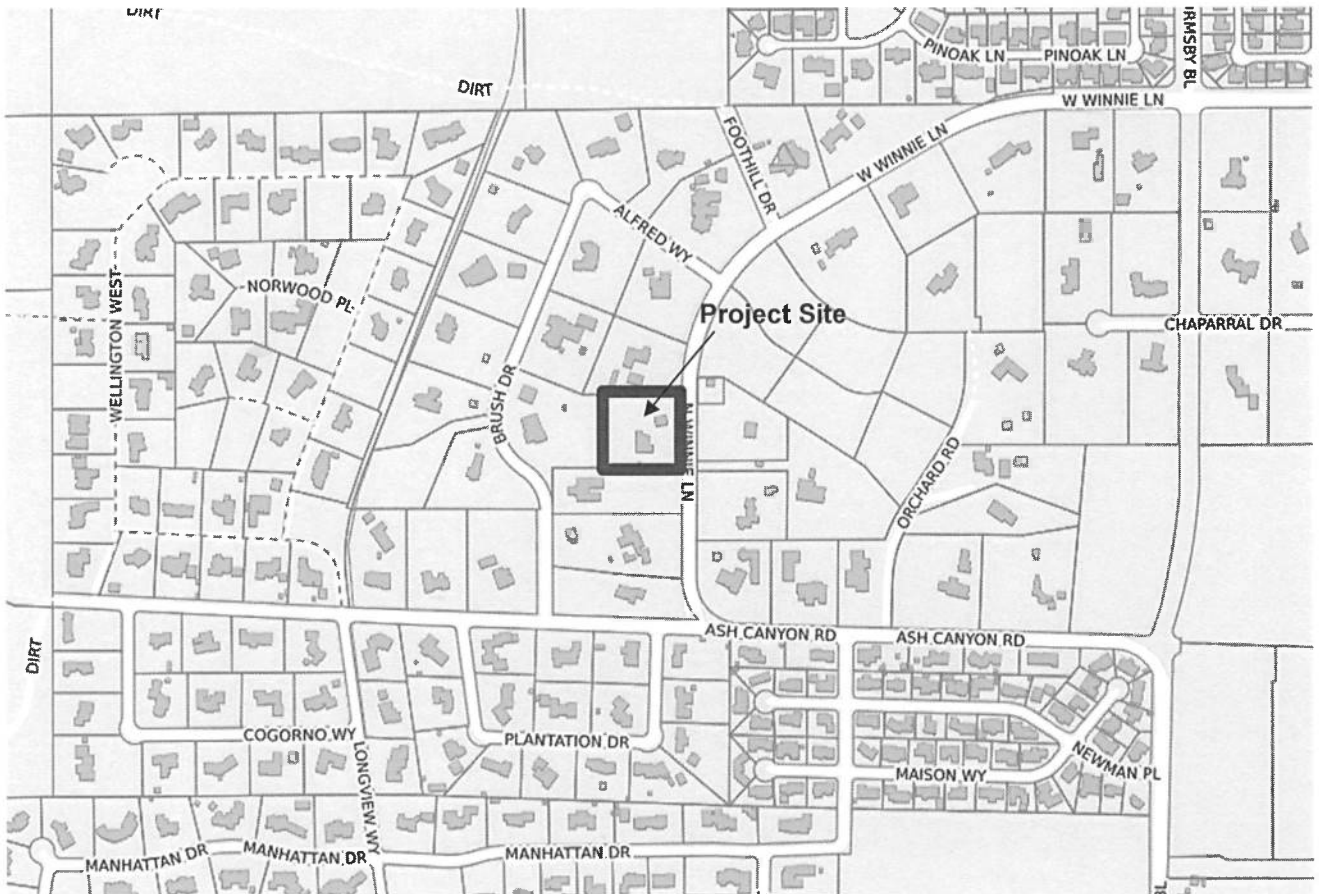
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2021-0454 For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 73 percent of the size of the primary structure on property zoned Single Family 2 Acre located at 1780 N. Winnie Lane (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 952 square foot metal storage building. A storage building is a permitted accessory use in the Single Family 2 Acre zoning district; however, Carson City Municipal Code (“CCMC”) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75% of the square footage of the primary structure.

PROPOSED ACTION: “I approve the administrative permit based on the findings and subject to the 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 meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing 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:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.

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

8. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.050.2 (Single Family 2 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Single Family 2 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 2 Acre/Single Family Residence
EAST: Single Family 2 Acre/Single Family Residence
SOUTH: Single Family 2 Acre/Single Family Residence
WEST: Single Family 2 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X Shaded
2. EARTHQUAKE FAULT: Greatest Severity beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.00 acres
2. PROPOSED STRUCTURE SIZE: 952 square feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 50 feet; Side: 20 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 100+ feet; Side: 100+ feet on left side and 110 feet on right side; Rear: 64 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached metal storage building. A detached metal storage building is a permitted accessory use in the Single Family 2 Acre zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75%, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 3,760 square feet. The square footage of the proposed accessory structure totals 952 square feet. There are existing accessory structures on the property that include a shed (160 square feet), pool house (384 square feet), and a detached garage (1,235 square feet). The total accessory structure square footage including the proposed accessory structure will be 2,731 square feet or 73% of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 33 adjacent property owners within 750 feet of the subject site on January 11, 2022. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on January 26, 2022, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

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 Carson City Development Standards ("CCDS") and Standard Details including but not limited to the following:
 - If the structure has a garage door, the driveway must meet the width and materials requirements of CCDS 12.12.

ENGINEERING DISCUSSION:

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

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Engineering Division has no comment on this finding.

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

Local intersections: The closest street is N Winnie Ln. N Winnie Ln is a minor collector.

Parking and internal circulation: The site currently provides parking for the residence with the ingress/egress being onto N Winnie St.

Adjacent Streets On-Street Parking: N Winnie St does not provide paved on street parking.

Proposed and/or necessary improvements: If the structure includes a garage door, the proposed driveway must meet Carson City Development Standards for width and materials.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The site is currently connected to septic due to the sewer main being over 400 ft away.

Water: This project is currently not proposing to connect to city infrastructure.

Storm Drain: There is currently a channel along the north side of the property which drains stormwater from the west. The plan does not change the natural drainage.

Public Lands: No comments.

CCMC 18.02.080(5)(e) – Title 18 Standards

Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The closest fault is over 500 ft away with a slip rate of between 1-5 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (shaded) so no special flood mitigation is required.

Site slope: The site is relatively flat.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. 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 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. **Will be consistent with the master plan elements.**

The primary use of the Low-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A detached storage building is considered an accessory use in the SF2A zoning district and are therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Detached accessory structures are common in such areas.

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 applicant intends to frame the ends of the structure with wood siding and staff is recommending a condition of approval requiring compatibility with the existing residence (COA #6). The proposed storage building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on larger single family lots in rural areas.

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

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. The construction of the storage building will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian 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 detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

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

The application has been reviewed for compliance with the code. The subject parcel is zoned Single Family 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A detached storage building is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 952 square foot structure along with the existing detached accessory structures is 73% of the size of the primary residence. The primary residence is 3,760 square feet. The proposed detached storage building will be placed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A detached storage building is a permitted accessory use in the Single Family 2 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50%, but less than 75% of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Single Family 2 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as storage buildings, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but less than 75% of the size of the primary structure an Administrative Permit is required. The proposed 952 square foot accessory structure is 73% of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 2 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2021-0454)

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (776) 887-2180 • E-mail: planning@carson.org

FILE # LU-2021-0454

APPLICANT Frank Sindelar **PHONE #** 916/223-9570

MAILING ADDRESS, CITY, STATE, ZIP
 3551 Silver Ranch Ave, Loomis, CA 95650

EMAIL ADDRESS
 franksind@yahoo.com

PROPERTY OWNER Frank L. Sindelar and Janet E McClard **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP
 same

EMAIL ADDRESS
 same

APPLICANT AGENT/REPRESENTATIVE Self **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP
 same

EMAIL ADDRESS
 same

FOR OFFICE USE ONLY:
 CCMC 18.02.110

ADMINISTRATIVE PERMIT

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:

Submission 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.

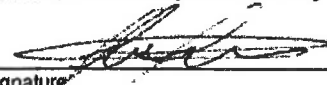
<u>Project's Assessor Parcel Number(s):</u> 007 102 09	<u>Street Address</u> 1780 N. Winnie L.	
<u>Project's Current Master Plan Designation</u>	<u>Project's Current Zoning</u> SF2A	<u>Nearest Major Cross Street(s)</u> N. Winnie L. / Ash Canyon Road

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Add a metal barn 28' x 34' on the property 30' N and 30' W of the NW corner of the main structure. Built as a temporary structure, ie, designed to be readily removed when no longer wanted.

PROPERTY OWNER'S AFFIDAVIT

I, Frank Sindelar, 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.

 3551 Silver Ranch Ave, Loomis, CA 95650 12/15/21
 Signature Address Date

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

STATE OF NEVADA)
 COUNTY)

On _____, 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

*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 Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

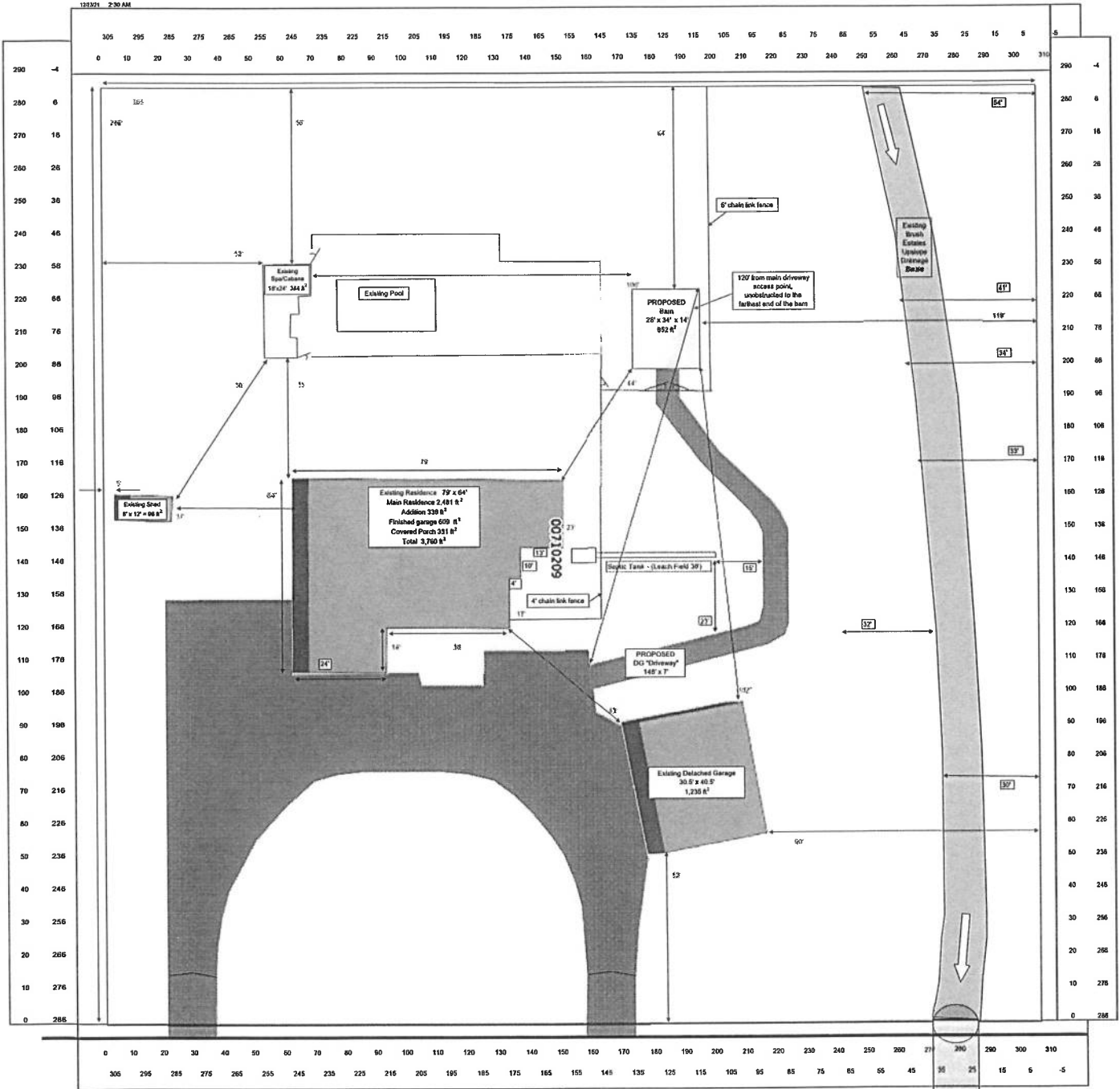


Administrative Permit

1780 N. Winnie L. (from the Assessor's Website) Frank Sindelar 916/223-9570

https://carsoncitynv.mapgeo.io/datasets/properties?abuffersDistance=300&latlng=39.175653%2C-119.789313&previewId=00710209&zoom=20

1/23/21 2:30 AM



N. Winnie L.

Site Plan

APPLICANT	FRANK SINDELAR	PHONE #	916/223-9570
MAILING ADDRESS, CITY, STATE, ZIP	3551 Silver Ranch Ave, Loomis, CA 95650		
EMAIL ADDRESS	frankind@yahoo.com		
PROPERTY OWNER	Frank L. Sindelar and Janet E. Moelard		
MAILING ADDRESS, CITY, STATE, ZIP	Some		
EMAIL ADDRESS	Some		
APPLICANT REPRESENTATIVE	Self		
MAILING ADDRESS, CITY, STATE, ZIP	Some		
EMAIL ADDRESS	Some		
PROJECT ADDRESS	1780 N. Winnie L.		

Administrative Permit Findings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09

12/15/21

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

1a) Consistent w/Master Plan and is within the boundaries of private property .

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.

2a) Private residential property not used for business purposes, manufacturing, storing inventory or anything to affect adversely the surrounding environment or traffic patterns.

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

3a) Will have no direct access to a public street.

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.

4a) No connection or use of any public services and facilities, with the exception of electricity.

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.

5a) On private property and complies with Title 18 setbacks, etc.

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

6a) An accessory building on a private residence so it will not be detrimental to the public.

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

7a) It is an accessory building on private property and meets setback restrictions.

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.

Additional Findings are:

A. The living space of the residence, taking into consideration the original residence, the addition, the finished attached garage, and enclosed (w/hard walls) porch, are as follows:

a) Original residence = 2,481 ft²

b) Addition = 339 ft²

c) Finished attached garage = 609 ft²

d) Enclosed porch = 331 ft²

Total (2,481 ft² + 339 ft² + 609 ft² + 331 ft²) = 3,760 ft²

B. Proposed Accessory building 952 ft²

Ratio of percent accessory buildings area to main house area is:

(952 ft² + 1,235 ft² + 384 ft² + 160 ft²) / 3,760 ft² = 72.64%

C. With the square footage of the main house and accessory buildings, the proposed accessory building could accommodate an additional margin of 88 ft², while still falling within/under the 75% limitation.

(2,731 ft² + 88) / 3,760 ft² = 75%

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: Frank Sindelar

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

Acknowledgment of Applicant

I certify that the foregoing 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.


Applicant's Signature

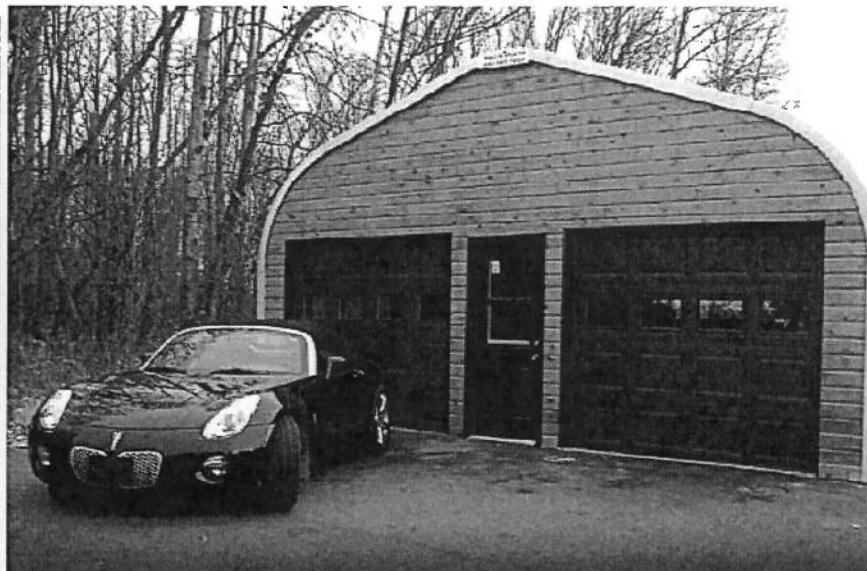
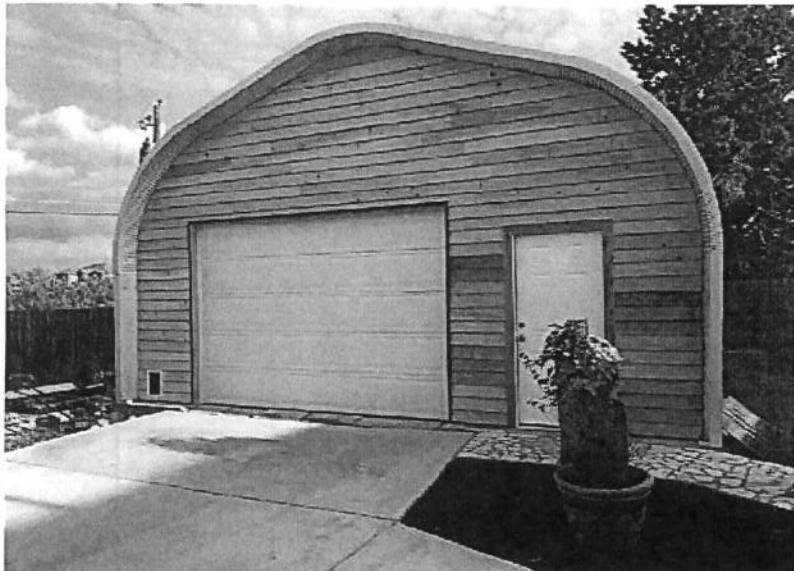
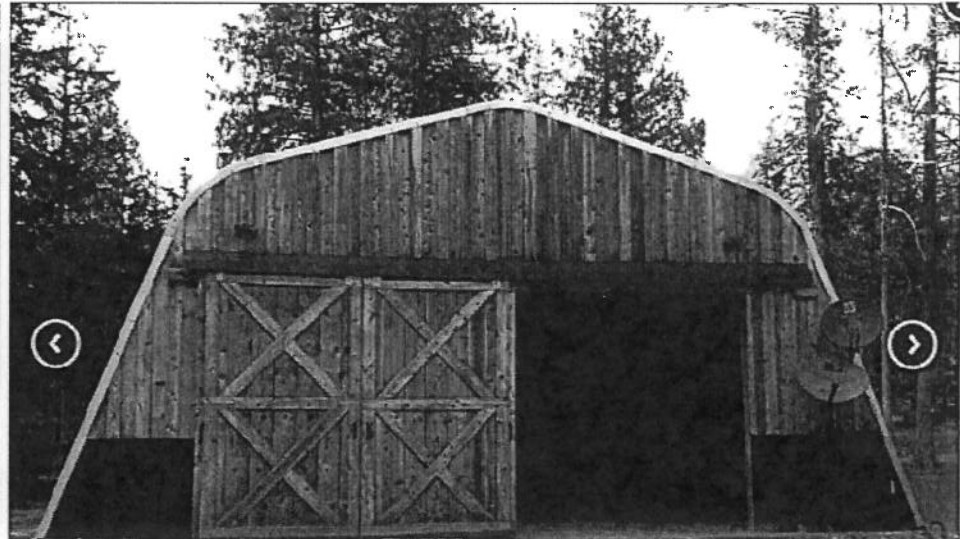
Frank Sindelar
Print Name

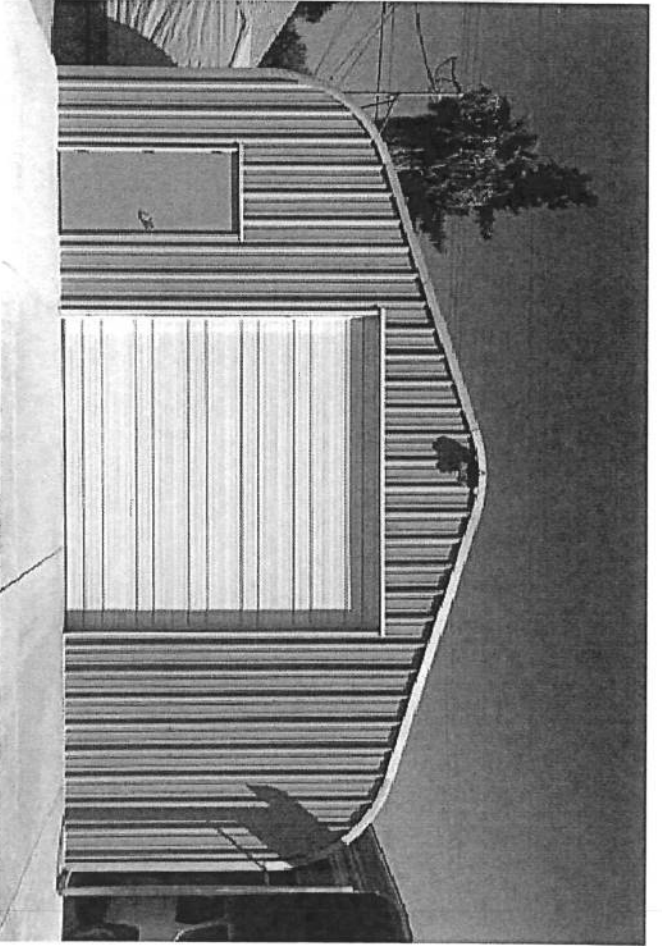
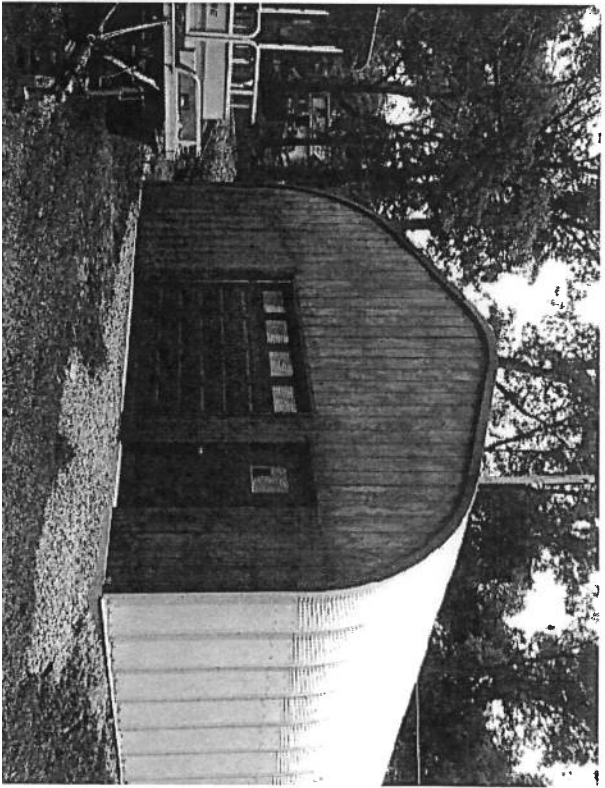
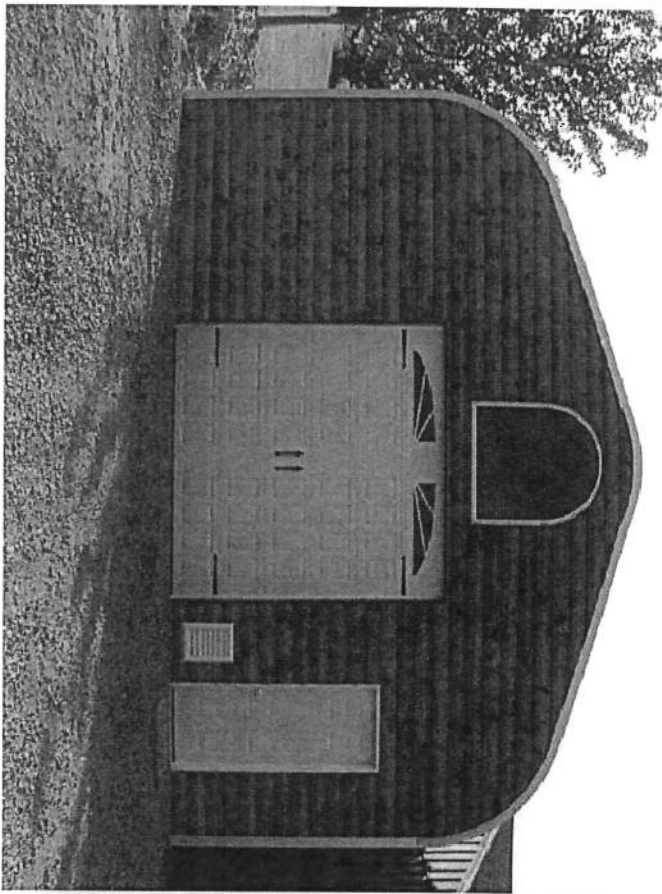
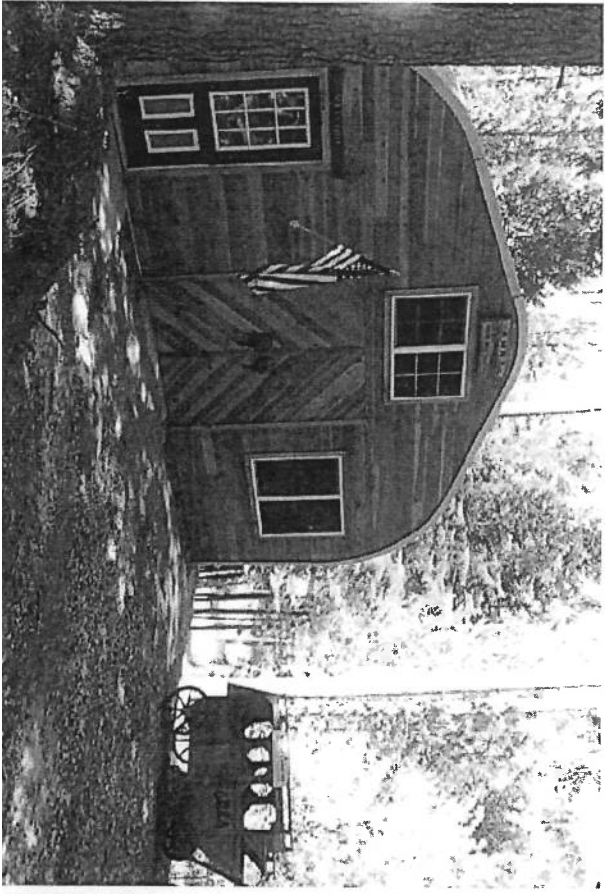
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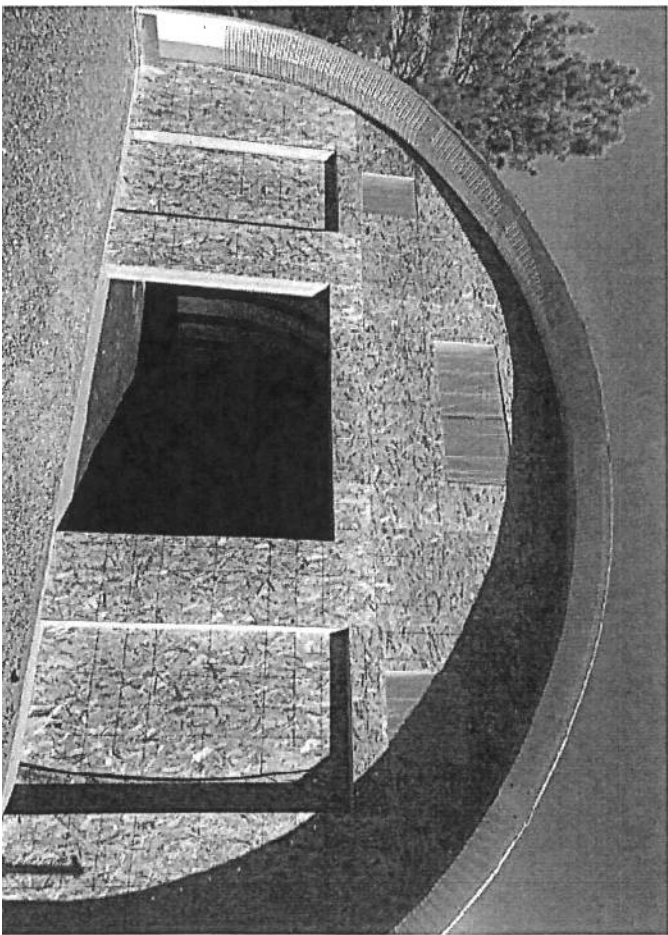
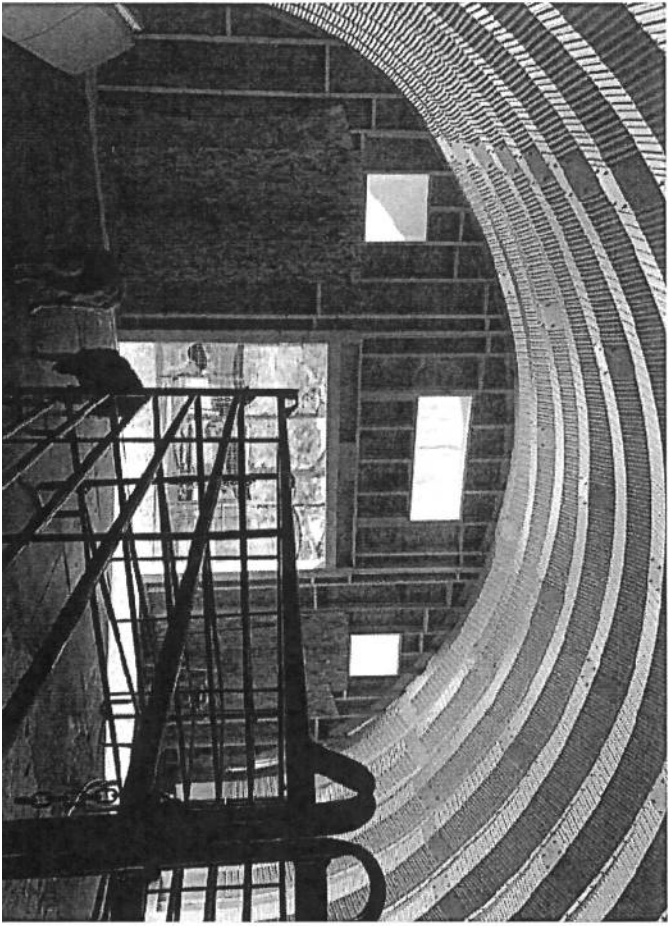
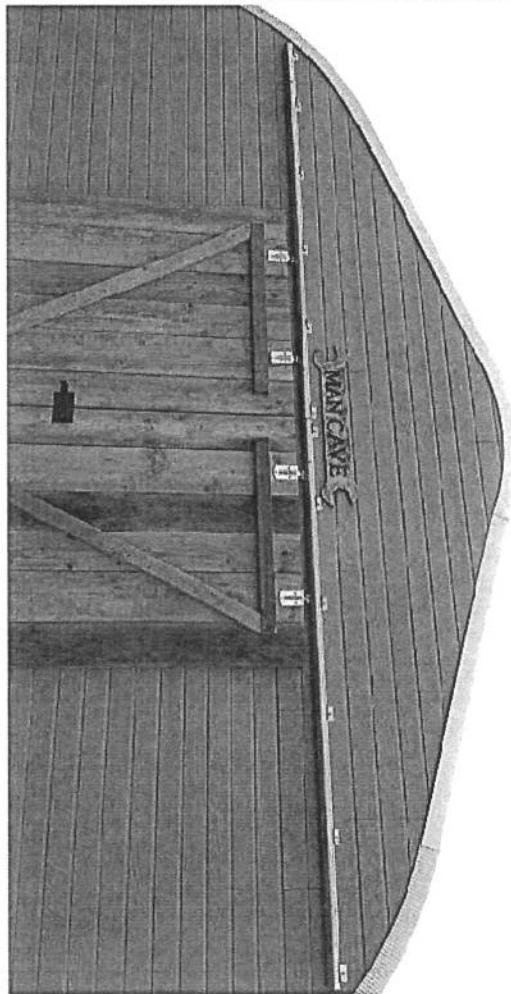
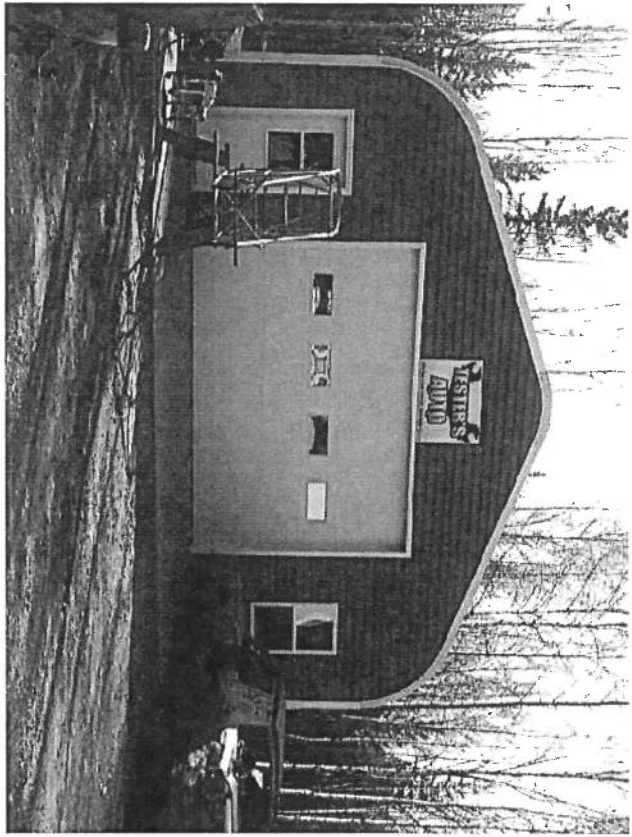
Below are elevation drawings of typical customer provided custom ends to the proposed purchased metal roof and sides. The following 12 pictures show various options I have, to construct the ends of the metal building. I can work with the agencies that have input, in addition to the neighbors, as to what they would like the ends to look like to better blend into the community ambiance best. I have not firmly decided on any particular word framing exterior at this point and am open to suggestions, as there is lots of flexibility.

Sample/Typical Elevation Drawings

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09 12/15/21







Proposed metal building to be purchased and constructed on site to meet all Carson City County, NV codes for snow loads and wind conditions.

Technical Specs & Certifications

Company Designations:

- GSA Number GS-07F-0458T
- Florida Product Approval #FL-15623-R4
- Cage Code: 8A2W4
- Duns Number: 555569065
- NAICS: 444190, 332311
- SIC Code: 3448
- CSA - A660 QA
- High Velocity Hurricane Zone Certified (HVHZ)
- CE Marking Certification: 2797 CPR 734085
- EN 1090-1:2009+A1:2011

Company Overview:

SteelMaster is a manufacturer and distributor of pre-fabricated steel storage buildings with an emphasis on clear span arch structure design. The company was founded in 1982 by Rhae Adams, Jr., CEO. SteelMaster provides structures ranging from sheds to garages, workshops to warehouses as well as complex custom designs for architects and the government/military. SteelMaster has delivered more than 50,000 buildings throughout the United States and on 6 continents worldwide.

Product Capabilities:

- Specialize in buildings from 10' to 150' wide to any length.
- Buildings are clear span and easy to assemble.
- Buildings can be portable and/or designed to be liftable.
- Galvalume Plus® is maintenance free with a 40 year mill (ArcelorMittal NYSE MT) & manufacturer-backed warranty.
- In-house factory design and engineering.
- Designed to meet wind, snow and seismic load requirements worldwide (subject to local variations).
- Rapid turn around on high priority projects.
- International distribution expertise.

Design Requirements:

"International Building Code"; as required

Design Criteria: This cold-formed steel building shall be designed based on the "International Building Code", published by the International Code Council, the "North American Specification for the Design of Cold-formed Steel Structural Members", published by the American Iron and Steel Institute (AISI), and the "Minimum Design Loads for Buildings and Other Structures", published by the American Society of Civil Engineers (ASCE 7).

Harmonized Standard:

CE Marking: EN 1090-1:2009+A1:2011 - Execution of steel structures and aluminum structures. The design, manufacturing (including welding) and installation of structural work in steel up to and including Execution Class 2.

All designs and calculations will be stamped by a licensed Professional Engineer.

Size and fabricate wall and roof systems free of distortion or defects materially detrimental to appearance or performance.

The structures are designed to meet code requirements in effect at the time of purchase. Unless otherwise requested, it will maintain a clear span with no immediate vertical supports and no intrusion on the floor area.

The structure shall comply with the current version of AISC, AISI, NEMA and ASTM specifications at the time of manufacturing.

Storage and Handling:

Materials delivered to the site shall be immediately unloaded and stored on site in a clean, dry environment, stored at least 6" above ground in a secure area, well ventilated, protected from the weather and secure from leaning or toppling in accordance with storage guidelines supplied.

Warranty:

SteelMaster provides a written, manufacturer and steel mill (ArcelorMittal NYSE MT) backed 40-year non-prorated warranty for rust protection due to oxidation of the metal arch building.

Materials:

Unless otherwise specified, all standard metal components of the structure including, but not limited to, the arch panels, end wall panels, sliding doors, service doors, door frames, headers, wind and snow bracing, specialty foundation base connectors, and other framing materials are fabricated from Heavy Commercial AZM180/AZ60 minimum triple spot Galvalume Plus steel, in accordance with ASTM A792 & A792M.

Grade Steel	Gauge	Yield Strength (min. ksi)	Tensile Strength (min. ksi)
80	22 & 20	80,000	82,000
50	14, 16, 18	50,000	65,000

Arch Panels: Arch panels shall be precision cold-formed and manufactured to specifications of exacting form and fit. Each arch panel shall be 7.5" or 9.75" deep corrugation with cross corrugations to produce the required curvatures. Arch panels shall be pre-cut, die-punched, and designed to overlap and align perfectly with each adjacent panel. Bolt holes shall be punched 6.9375" apart down each seam with a double row of holes at 9" overlap to create a weather tight seal. Dimensions above are design dimensions which may vary within tolerable production and construction allowances. Said tolerances also provide enhanced ease of construction.

Hardware:

I. Bolt: Zinc Aluminum Hex Flange; Nominal Diameter 5/16" x 3/4" (18 threads/inch). Bolt consists of hex flange with an indented head to receive the pre-set sealing washer.

Mechanical Properties	(Optional) Grade 2 (SAE)
Tensile Strength	74,000 psi
Yield Strength	57,000 psi
Proof Load Test	55,000 psi
Coating	JS1000 hour

II. Sealing Washer: Low-Density Polyethylene Washer.

The washer is pre-set into the bolt and when fastened properly, it will fit within the bolt's head, sealing the bolt to the building and ensuring a watertight fit.

Properties of polyethylene washers:

Tensile Strength: up to 2,000 psi
 Water Absorption Potential: less than 0.04% when fully exposed and submerged.
 Brittleness Temperature: When exposed to less than -180F for prolonged periods.
 Softening Temperature: When exposed to 212F for prolonged periods.

III. Nut: 5/16" Serrated Hex Head Locking Nut - Grade 5

Coatings:

Unless otherwise specified, the structure shall be produced from AZM180/AZ60 Galvalume Plus steel. The Galvalume Plus coating, which is applied by the continuous hot-dip process, shall be an alloy consisting of approximately 55% aluminum, 43.4% zinc, and 1.6% silicon by weight.

Galvalume Plus has a clear, organic resin coating, which is applied to both sides. Once applied, the coating is then thermally cured. Galvalume Plus provides a bright, attractive appearance with a fine spangle and gentle sheen. It also reduces the need for lubricating oils during panel-forming which can be dirty and slippery.

Test results qualified Galvalume Plus coated steel as an approved roof product by ENERGY STAR Program, both for low-slope and high-slope applications. On newly-manufactured Galvalume Plus, heat reflectivity was also rated above the minimum EPA requirement of 0.65. For weathered roofs over three years of age, the solar reflectance also exceeded the minimum EPA requirement of 0.50 for maintenance.





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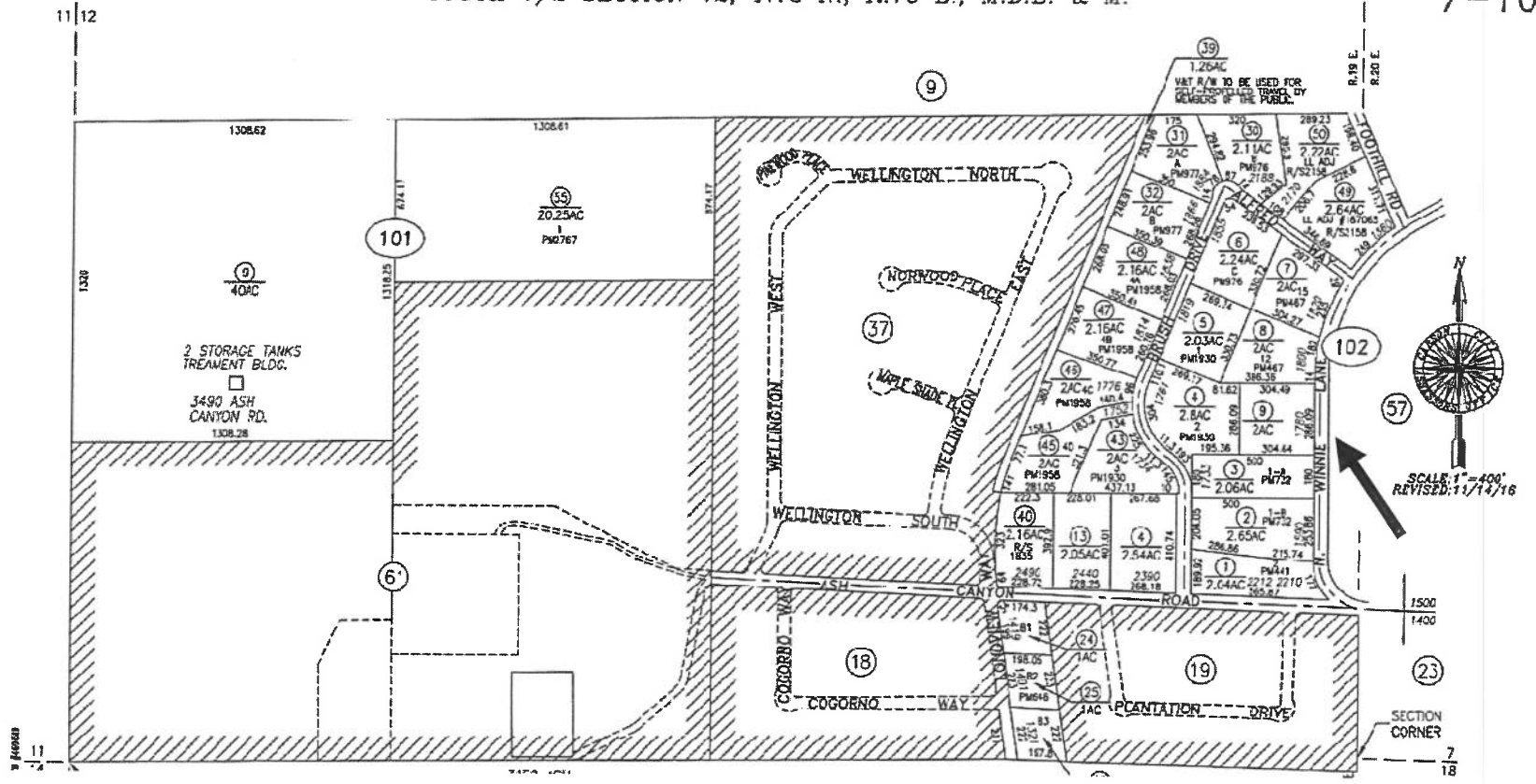
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SOUTH 1/2 SECTION 12, T.15 N., R.19 E., M.D.B. & M.

7-10



2021 Taxes Paid to Date

Frank Sindelar 916/223-9570 1780 N. Winnie L. APN# 007 102 09 12/15/21

https://carsoncitynv.devnetwedge.com/parcel/view/00710209/2021

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Carson City Property Inquiry

007-102-09 : 2021

Shopping Cart

New Search

Other Resources

Property Information

Parcel ID	007-102-09	Parcel Acreage	2.0000
Tax Year	2021	Assessed Value	125,746
Land Use Group	RES	Tax Rate	3.5700
Land Use	200 - Single Family Residence	Total Tax	\$4,057.60
Zoning	SF2A	Fiscal Year	(2021 - 2022)
Tax District	024	Total Unpaid	\$1,013.91
Site Address	1780 N WINNIE LN	All Years	

Pay Taxes

Public Notes FIREPLACE, WOODSTOVE LIVING RM, FAMILY RM, OFFICE

Overview

Sketches & Photos

Assessments

Assessor Descriptions

Personal Exemptions

Billing

Payment History

Names

CAMA

Sales History

Genealogy

Sketches & Photos

Converted Sketch

Converted Parcel Image