

MANUFACTURED HOME in SINGLE FAMILY ZONING

(CCMC 18.05.075 and Development Standards Division 1.15)



108 E. Proctor Street, Carson City, NV 89701

Phone: (775) 887-2180

Email: planning@carson.org

FEE: \$500

SUBMITTAL PACKET – Email completed packet to planning@carson.org or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Submittal Documentation (See attached list)

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

For this application, the term “primarily” shall mean 51 percent and the term “immediate vicinity” shall mean within 300 feet of the subject parcel.

APPLICANT _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP _____

EMAIL ADDRESS _____

PROPERTY OWNER _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP _____

EMAIL ADDRESS _____

APPLICANT AGENT/REPRESENTATIVE _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP _____

EMAIL ADDRESS _____

PROJECT'S ASSESSOR PARCEL NUMBER(S): _____

STREET ADDRESS _____

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

I/We the undersigned have read this application, understand the requirements within this application and declare that the Manufactured Home described above meets all the requirements set forth by NRS 278.020.95 and the City of Carson City, Nevada, as established within this application. I/We also acknowledge that I/we am/are aware that this Manufactured Home may not meet the minimum design criteria that all other structures in the City of Carson City are designed and built to, as established by this jurisdiction by the most current edition of the Building Code currently adopted by Carson City, and other sections of the Carson City Municipal Code.

Signature of Owner/Owner's Agent

Printed Name

Date

Signature of Owner/Owner's Agent

Printed Name

Date

SUBMITTAL DOCUMENTATION

The application shall include the following:

- Written and/or photographic documentation that the manufactured home shall meet the following requirements:
 - Siding which is similar in color, material, and appearance to the exterior siding primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home
 - Roof pitch/slope, eaves and roof covering which is consistent with those roofs primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.
 - If there are no single family residential dwelling units in the immediate vicinity, a minimum 4:12 roof pitch/slope and a minimum eave length of 12 inches is required
 - Foundation that is masked architecturally with materials primarily used on other single family residential dwellings in the immediate vicinity of the proposed location of the manufactured home.
 - The manufactured home shall be permanently affixed to a residential lot and converted to real property. A foundation permit is required and is to be designed by a Nevada licensed engineer to meet Carson City's requirements for wind, snow, and seismic zone
 - A copy of the purchase agreement with elevations and floor plans of the unit including proper dimensions
 - The manufactured home shall be manufactured within five years immediately preceding the date on which it is affixed to the single family zoned lot
 - The manufactured home shall consist of more than one section
 - The manufactured home shall consist of at least 1,200 square feet of living area
 - The subject site is not located within an "A" flood zone
 - The subject site is not located within the Historic District as recognized by Carson City pursuant to NRS 384.005 and NRS 384.100
 - The placement of the manufactured home complies with all covenants, conditions, and restrictions (CC&R's) of the subdivision where the home is proposed to be placed. Provide a copy of the CC&R's or written documentation of the non-existence of CC&R's within the subject area
- If the property is in the Wildland Urban Interface (WUI), the WUI package will need to be purchased with the manufactured home
- Additional review and documentation may be required from Development Engineering if the property is in a flood zone or is in hillside development
- If the property is on well and septic, the Health Department will have additional requirements