

## STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JANUARY 25, 2023

FILE NO: LU-2022-0543

AGENDA ITEM: 3.A

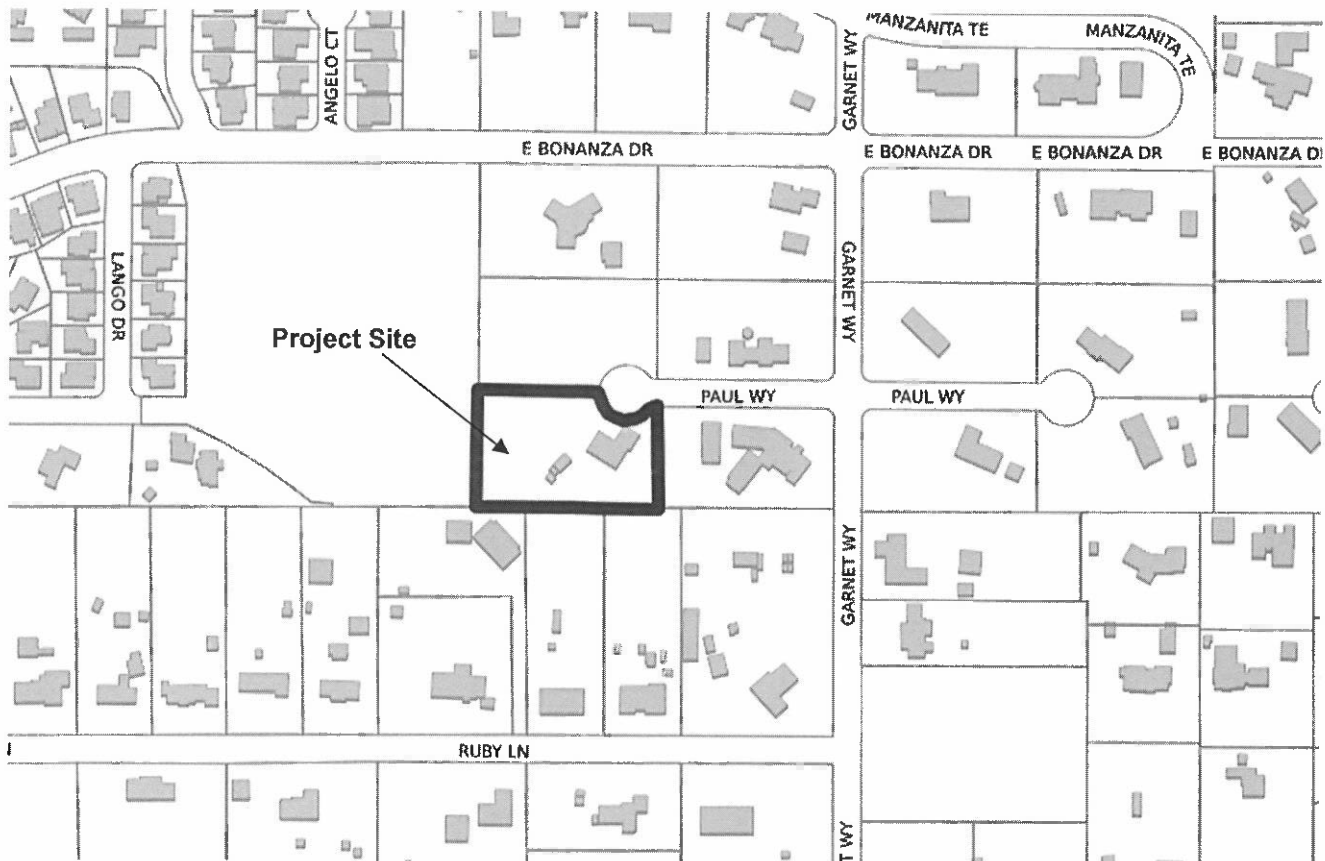
STAFF AUTHOR: Lena Reseck, Assistant Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding an application from Don Thoreson ("Applicant") for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 66.54 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 95 Paul Way, Assessor's Parcel Number ("APN") 008-045-05. (Lena Reseck, lreseck@carson.org)

**Summary:** The Applicant is proposing construction of a 2,700 square foot metal shop. A shop is a permitted accessory use in the Single Family 1 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 percent, but less than 75 percent 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:**

- 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.
- All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
- All on and off-site improvements shall conform to City standards and requirements.
- 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 of the Carson City Community Development Department ("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:**

- The Applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
- 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 final inspection for the proposed addition to the primary structure must be completed prior to or concurrently with the shop building permit.
- The applicant shall submit building plans that are consistent with the Alternative Means and Methods in-lieu of fire sprinklers as approved by the Fire Marshal and Fire Chief on December 8, 2022. The Alternative Means and Methods include the following:
  - The shop shall be constructed in accordance with the IWUIC 2018 edition and the 2018 IBC/IFC and other applicable adopted codes. The building will be non-combustible.
  - The shop will not have any human occupancy of any type.
  - The shop will not have any public utility services, electrical, gas, etc.
  - The sagebrush on the west side of the Shop in the 30' setback, will be removed. (Also behind the property line on the west side is a rock wall, which is a border for the flood detention pond.) In addition, the sagebrush on both sides of the Shop will be thinned and will be cleared within 20' of the building.
  - A paved asphalt driveway will be installed from the 95 Paul Way cul-de-sac to the front of a paver staging area in front of the Shop. Advanced Asphalt, a licensed contractor, will perform the work. I will also contract with a testing agency to make sure the driveway is built to code.
  - An approved turn around for the Fire Trucks will be shown on the Site Plan.
  - The building will be used for personal storage only.
  - All necessary building permits will be obtained and required inspections completed.

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

9. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Administrative Permit. 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), 18.04.055 (Single Family 1 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 1 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 1 Acre /Single Family Residence  
EAST: Single Family 1 Acre /Single Family Residence  
SOUTH: Single Family 1 Acre /Single Family Residence  
WEST: Public Community/Vacant Land

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: II (Moderate Severity) within 200 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 1.4200 acres
2. PROPOSED STRUCTURE SIZE: 2,700 square feet
3. PROPOSED STRUCTURE HEIGHT: 20.4 feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 30 feet; Side: 15 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 30+ feet; Side: 56 feet on south side and 91.1 feet on north side; Rear: 30 feet

**DISCUSSION AND BACKGROUND:**

The Applicant is seeking to construct a detached shop. A detached shop is a permitted accessory use in the Single Family 1 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 percent, but less than 75 percent, of the square footage of the primary structure. The subject property contains an existing single-family residence totaling 2,733 square feet. A building permit has been submitted for a proposed addition to the existing residence totaling 1,757 square feet. The total primary structure square footage with the proposed addition will be 4,490 square feet. The square footage of the proposed accessory structure totals 2,700 square feet. There is an existing 288 square foot shed on the property. The total accessory structure square footage including the proposed

accessory structure will be 2,988 square feet or 66.54 percent of the residence.

**PUBLIC COMMENTS:** Pursuant to CCMC 18.02.045, public notices were mailed to 36 adjacent property owners within 600 feet of the subject site on January 13, 2023. 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 25, 2023, depending on the date of submission of the comments to the Planning Division.

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

**Development Engineering Division:**

The Development Engineering Division of the Carson City Public Works Department (“Development Engineering”) has no preference or objection to the Administrative Permit request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - The proposed driveway apron must meet Carson City Standard Detail C-5.2.5 and must be 20 feet in length.

**ENGINEERING DISCUSSION:**

Development Engineering 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. Development Engineering 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**

Development Engineering has no comment on this finding.

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

The project will have little or no detrimental effect on vehicular or pedestrian traffic.

**CCMC 18.02.080 (5)(d) - Public Services**

Sanitary Sewer: This project will have no effect on the sewer system. The property is on a septic system.

Water: This project will have no effect on the water system. The property is on a well

Storm Drain: There is an existing 25' drainage and access easement along the southern property line. Provided layout shows proposed structure outside of easement.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety

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

Development Engineering 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:**

The Fire Department has no preference or objection to the administrative permit request and offers the following condition of approval:

- The applicant shall submit building plans that are consistent with the Alternative Means and Methods in-lieu of fire sprinklers as approved by the Fire Marshal and Fire Chief on December 8, 2022. The Alternative Means and Methods include the following:
  - The shop shall be constructed in accordance with the IWUIC 2018 edition and the 2018 IBC/IFC and other applicable adopted codes. The building will be non-combustible.
  - The shop will not have any human occupancy of any type.
  - The shop will not have any public utility services, electrical, gas, etc.
  - The sagebrush on the west side of the Shop in the 30' setback, will be removed. (Also behind the property line on the west side is a rock wall, which is a border for the flood detention pond.) In addition, the sagebrush on both sides of the Shop will be thinned and will be cleared within 20' of the building.
  - A paved asphalt driveway will be installed from the 95 Paul Way cul-de-sac to the front of a paver staging area in front of the Shop. Advanced Asphalt, a licensed contractor, will perform the work. I will also contract with a testing agency to make sure the driveway is built to code.
  - An approved turn around for the Fire Trucks will be shown on the Site Plan.
  - The building will be used for personal storage only.
  - All necessary building permits will be obtained and required inspections completed.

and provides the following comments:

- The project shall meet or exceed the 2018 International Fire Code requirements (IFC).
- The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments.
- The project shall meet or exceed the Northern Nevada Urban Wildland Interface Code amendments.

These comments are based on a very general site plan and do not indicate a complete construction plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of construction plan review and site inspections.

**Building Division:**

- Designs will be to the 2018 Code Series and Northern Nevada Amendments (Building and Fire)
- Apply at Carson City permit center digitally at [permitcenter.carson.org](http://permitcenter.carson.org)
- Submit the Civil pages with the Architectural, Structural, Energy Compliance, and MEPs in a conformed plan set.
- Please verify plans are in compliance with the Nevada Blue Book for formatting of plans.

These comments are based on a very general plan submittal and do not indicate a complete construction plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of construction plan review submittal and site inspections.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC 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 single-family residences. A detached shop is considered an accessory use to a residential use and is 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 proposed shop 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 shop is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of the shop 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 shop is a permitted accessory use in the Single Family 1 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 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A detached shop is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50 percent but less than 75 percent of the size of the primary structure requires approval of an Administrative Permit. The proposed 2,700 square foot accessory structure along with existing 288 square foot shed is 66.54 percent of the size of the primary residence. The primary residence is 2,733 square feet with a proposed addition of 1,757 square feet, totaling 4,490 square feet. The proposed detached shop will be placed in compliance with all required setbacks and height limitations of the Single Family 1 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 shop is a permitted accessory use in the Single Family 1 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent 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 1 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 shops, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50 percent but less than 75 percent of the size of the primary structure an Administrative Permit is required. The proposed 2,700 square foot accessory structure along with existing 288 square foot shed is 66.54 percent of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 1 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-2022-0543)

**ADMINISTRATIVE PERMIT (CCMC 18.02.110)**

**FILE #** LU-2022-0543

**APPLICANT** Don Thoreson **PHONE #** (775) 741-8089

**MAILING ADDRESS, CITY, STATE, ZIP**  
95 Paul Way Carson City NV 89706

**EMAIL ADDRESS**  
ThorUSA@Charter.net

**PROPERTY OWNER** Same **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):** 008-045-05 **STREET ADDRESS** 95 Paul Way Carson City NV 89706

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

**PROPERTY OWNER'S AFFIDAVIT**

Don Thoreson 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.

Don Thoreson 95 Paul Way Carson City, NV 12/13/22  
Signature Address Date

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Don Thoreson Don Thoreson 12/13/22  
Applicant's Signature Print Name Date



108 E. Proctor Street, Carson City, NV 89701  
Phone: (775) 887-2180  
Email: [planning@carson.org](mailto:planning@carson.org)

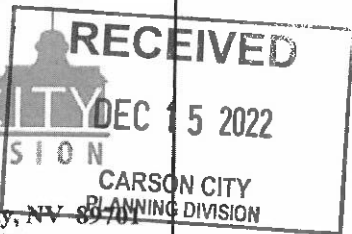
**FEE:** \$750 plus noticing fee  
**ADDITIONAL REVIEW FEE:** \$60/hour over 10 hours

**SUBMITTAL PACKET** – Submit application electronically at [permitcenter.carson.org](http://permitcenter.carson.org), email completed packet to [planning@carson.org](mailto:planning@carson.org) or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Administrative Permit Findings
- Master Plan Policy Checklist

**Meeting Date:** January 25, 2023

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





### Description of Proposed Project

We are proposing to build a 45' x 60' Metal Warehouse to store our Recreational Vehicles. The total square footage of the Accessory Buildings is approximately 66.54% of the Primary Building. Per CCMC 18.05.055(7), if the cumulative square footage of the Accessory Buildings is more than 50%, but not greater than 75% of the total square footage of the Primary Building, approval of an Administrative Permit is required. The Accessory Buildings include the Proposed Metal Shop (2,700sq.ft.) + Existing Frame Shed (288sq.ft.) = 2,988sq. ft. The Primary Building consists of a one story Single Family Residence (1,950sq.ft.) + Garage (676sq.ft.) + Slab Porch with Roof (107sq.ft.) + Proposed Addition Permit, RES-2022-2606, (1,757sq.ft.) = 4,490sq.ft. The Accessory Buildings divided by Primary Building (2,988sq.ft./4,490sq.ft.) = 66.54%. Note: The Patio Cover (35sq.ft.) and Patio Cover HC Trellis (242sq.ft.) had to be removed from the Primary Building in order for the Proposed Addition to be built.

### Administrative Permit Application Findings

#### Chapter 6: Livable Neighborhoods and Activity Centers

- 1 - The proposed Shop will be constructed of long lasting, quality, sustainable metal. The Shop will promote and enhance existing residential property values as it will be built with a modern aesthetically pleasing design. All of the mandatory setbacks are in compliance with the CCMC requirements. The west side of the building is 30 feet from the Duck Hill Flood Detention Drainage Pond, which has a rock rip rap edge. The south side of the building is 56 feet to the property line. The north side is 91 feet to the adjoining property. Finally the dwelling unit is located on the east side approximately 130 feet away from our Residence.
- 2 - The Shop will serve as a warehouse for our Recreational Vehicles. The building will have minimal impacts to the neighboring property owners. The predominant Zoning in the neighborhood is SF1A, Single Family One Acre. Many Residents in the rural neighborhood already have metal storage buildings. The Shop will be shielded from the Paul Way Cul-de-sac by a row of mature evergreen trees. In addition, the Recreational Vehicles will be out of sight on the property.
- 3 - The project will have no impact on vehicular or pedestrian traffic, as it's at the end of the Paul Way Cul-de-sac.
- 4 - The storage warehouse won't overburden the existing public services and facilities. There is an existing storm drain easement on the south side of the property that connects to the Duck Hill Flood Detention Pond, however, the pipe is buried and won't be an issue. The building is located on a flat lot and won't change the way the natural drainage flows. There will be a 5% drainage grade away from the walls of the building as depicted on the Site Plan created by Stanka Consulting, a Professional Engineering Company.
- 5 - The proposed project complies with the setback requirements for SF1A zoning. Front and Rear setbacks are 30 feet or greater and the side setbacks exceed the 15 foot requirement. There is only 1 main residence on the parcel. The parcel is a low density, large lot, single family detached residential unit.
- 6 - The project will not be detrimental to the public health, safety, convenience and welfare as it's a stationary metal warehouse building.
- 7 - The project will not result in any material damage or prejudice any other property in the vicinity as it is located far enough away from the adjacent parcels as noted above.

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

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

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

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

#### CHAPTER 3: A BALANCED LAND USE PATTERN



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

#### Is or does the proposed development:

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

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

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

**Is or does the proposed development:**

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

#### CHAPTER 5: ECONOMIC VITALITY



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

**Is or does the proposed development:**

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

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

### Is or does the proposed development:

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

## CHAPTER 7: A CONNECTED CITY



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



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

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

**Is or does the proposed development:**

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

# Proposed Garage For The Thoreson Residence 95 Paul Way - Carson City, Nevada APN: 008-045-05

COVER SHEET

## STANDARD ABBREVIATIONS

- ACR - AIR CONDITIONER
- ADU - ANNEXED DETACHED UNIT
- AF - AIR FILTER
- AG - AIR GATE
- AGL - AIR GATE LEAF
- AGP - AIR GATE PANEL
- AGS - AIR GATE STOP
- AGT - AIR GATE TRAILER
- AGV - AIR GATE VALVE
- AGW - AIR GATE WINDSTOPPER
- AGY - AIR GATE YARD
- AGZ - AIR GATE ZONE
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- AG71 - AIR GATE 71
- AG72 - AIR GATE 72
- AG73 - AIR GATE 73
- AG74 - AIR GATE 74
- AG75 - AIR GATE 75
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- AG93 - AIR GATE 93
- AG94 - AIR GATE 94
- AG95 - AIR GATE 95
- AG96 - AIR GATE 96
- AG97 - AIR GATE 97
- AG98 - AIR GATE 98
- AG99 - AIR GATE 99
- AG100 - AIR GATE 100

## PROJECT SPECIFICATIONS

**DESIGN CRITERIA**

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)
- 2018 INTERNATIONAL SOLENOID VALVE CODE (ISVC)
- 2018 INTERNATIONAL WOOD PRESERVATION CODE (IWPC)
- 2018 INTERNATIONAL WINDBORNE POLLUTION CONTROL CODE (IWPPCC)
- 2018 INTERNATIONAL WOOD PRESERVATION CODE (IWPC)
- 2018 INTERNATIONAL WINDBORNE POLLUTION CONTROL CODE (IWPPCC)
- 2018 INTERNATIONAL WOOD PRESERVATION CODE (IWPC)
- 2018 INTERNATIONAL WINDBORNE POLLUTION CONTROL CODE (IWPPCC)

2018 IBC CLIMATE ZONE REQUIREMENTS			
CLIMATE ZONE	MIN. WIND SPEED (MPH)	MIN. WIND PRESSURE (PSF)	MIN. WIND BURST PRESSURE (PSF)
1A	75	15	15
1B	80	15	15
2	85	15	15
3	90	15	15
4	95	15	15
5	100	15	15
6	105	15	15
7	110	15	15
8	115	15	15
9	120	15	15
10	125	15	15
11	130	15	15
12	135	15	15
13	140	15	15
14	145	15	15
15	150	15	15
16	155	15	15
17	160	15	15
18	165	15	15
19	170	15	15
20	175	15	15
21	180	15	15
22	185	15	15
23	190	15	15
24	195	15	15
25	200	15	15



## OWNER BUILDER INFORMATION

Don Thoreson  
95 Paul Way  
Carson City, Nevada  
thorusa@clharter.net  
(775) 741-8089

**PROJECT LOCATION:**  
95 Paul Way - Carson City, Nevada  
APN: 008-045-05

**PROJECT INFORMATION:**

**RESIDENCE SQ. FT.:**  
EXISTING RESIDENCE SQ. FT. = 1850 SF  
EXISTING GARAGE SQ. FT. = 670 SF  
PROPOSED NEW LIVING SQ. FOOTAGE = 1757 SF  
PROPOSED NEW TOTAL LIVING SQ. FOOTAGE = 3707 SF  
NEW TOTAL ENCLOSED SQ. FOOTAGE = 4383 SF  
NEW ENTRY SQUARE FOOTAGE = 75.5 SF  
NEW EXTERIOR COVERED AREA SQ. FT. = 307.3 SF

**PROPOSED GARAGE SQ. FT.:**  
PROPOSED DETACHED METAL GARAGE SQ. FT. = 2700 SF

"REVIEWED FOR CODE COMPLIANCE"  
1/1/2022

Thoreson Residence  
APN: 008-045-05  
95 Paul Way - Carson City, Nevada

DATE	REVISIONS
10/27/2022	

50

# SITE PLAN for New Shop at 95 Paul Way

**NOTE:** APN Lines and Easements for the subject parcel are obtained from Subdivision Map for North Addition, Eagle Valley Vista Subdivision, dated July 11, 1992 and Recorded under Document No. 517644X under its official records of Carson City, Nevada. Subject Parcel APN lines mapped per Parcel Map distance and bearings, neighboring APN parcel lines to south, traced per APN Map.

Existing site features have been identified from field visits, review of Google earth aerials and mapping software, coordination with property owner, and Carson City MapGeo GIS resources. 2 foot topography lines obtained from Carson City MapGeo GIS resources.

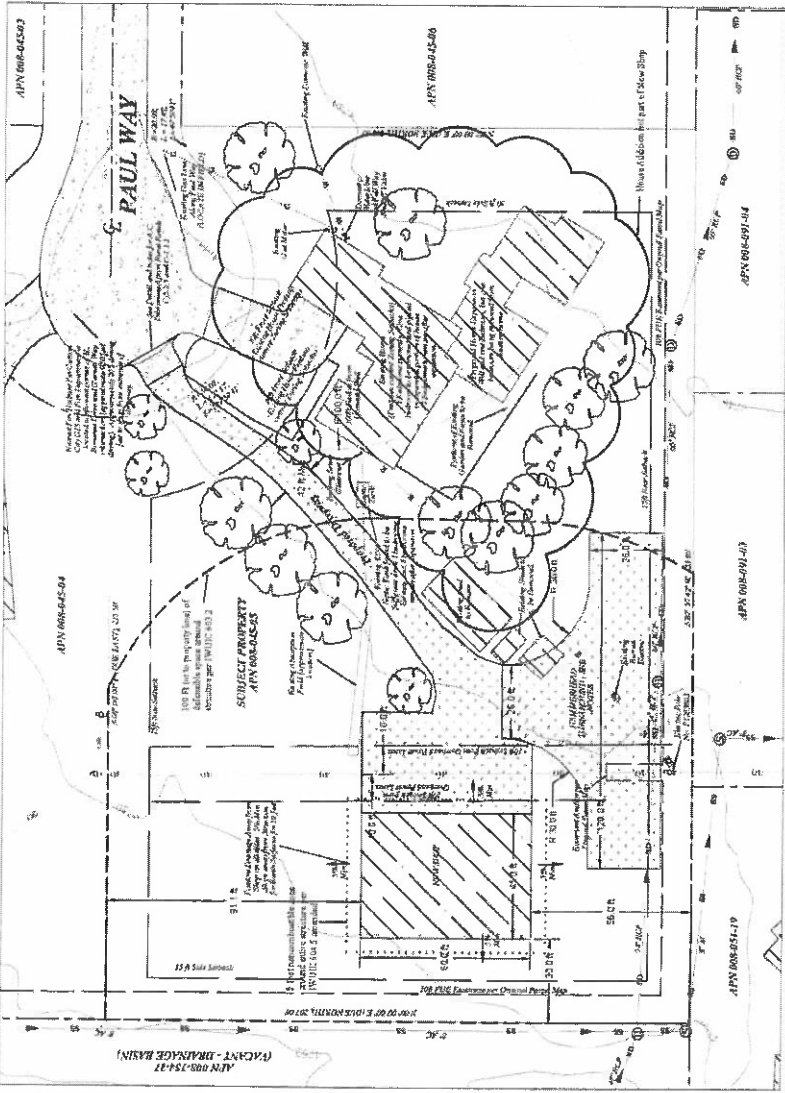
**ALL UTILITY LOCATIONS MUST BE VERIFIED IN THE FIELD!**

**CALL 811 PRIOR TO ANY WORK!**

### LEGEND

- DUNNET DANCE OUTLINE (APN 10044453)
- APPROXIMATE PARCEL OUTLINE (FROM APN MAP)
- IDENTIFIED EASEMENT
- EXISTING OR PROPOSED STRUCTURE
- OVERHEAD ELECTRIC AND FIBER LOCATIONS
- EXISTING TREE LOCATION
- AC PAVING
- UNDERGROUND ELECTRIC AND COMMUNICATIONS
- WATERLINE LOCATION (LOCATED IN FIELD)
- GAS LINE LOCATION (LOCATED IN FIELD)
- IDENTIFIED TRACK
- SANITARY SEWER AND MANHOLE LOCATION
- STORAGE PAIN AND MANHOLE LOCATION
- Issues Addressed as part of New Shop
- 100 FT buffer property line in 10' intervals; space around each per 10001-1012
- 5 foot non-removable zone around every structure per PHUC 04-5 statute.
- 20' buffer from the boundary of the 10' buffer that surrounds the 100 FT buffer. This 20' buffer will be maintained with 60' driveway and driveway per 2011 PHC 501.1. Driveway and driveway will be equipped with an all-weather strip and/or

Carson City Energy (P.U.), (Single Family as a use)

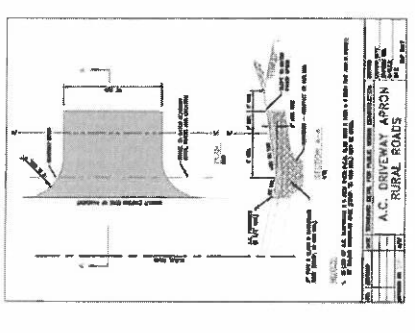


**Grading Note:** Cut / fill quantities is approximately 30 cubic yards and are considered nominal. This is less than the 50 cubic yards requirements for erosion control notes.

SCALE  
1 inch = 20 ft

**GENERAL NOTES**

1. The site plan is based on the information provided by the applicant and the engineer's field observations. The engineer is not responsible for the accuracy of the information provided by the applicant.
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**REVISIONS**

NO.	DATE	BY	REVISION
1	12/13/2022	MS	ISSUE FOR PERMIT

**ENGINEER'S STAMP**

Michael Stanka  
Stanka PE  
Date: 08-25-2022 08:00

Don and Kelli Thoreson  
(775) 741-8089  
95 Paul Way, Carson City, NV 89708  
APN 008-015-05

**SITE PLAN for NEW SHOP**

**Stanka Consulting, LTD**  
A Professional Engineering Company

3108 Silver Sage Drive, Ste. 101  
Carson City, NV 89701  
(775) 885-8181  
www.stankac.com

SITE LAYOUT TO ACCOMPANY PLANS FOR NEW SHOP AT 95 PAUL WAY, SHEET 01 OF 1

**DRAWING DATE: 12/13/2022**

**STANKA CONSULTING LTD**  
3108 SILVER SAGE DRIVE, STE. 101  
CARSON CITY, NV 89701

WWW.STANKACONCONSULTING.COM  
FOR MORE INFORMATION CONTACT: MICHAEL@STANKACONCONSULTING.COM  
FOR SUBMITTAL: INFO@STANKACONCONSULTING.COM  
FOR CARSON CITY, NV

REVIEWED FOR CODE COMPLIANCE  
17/10/2022 Dimensions

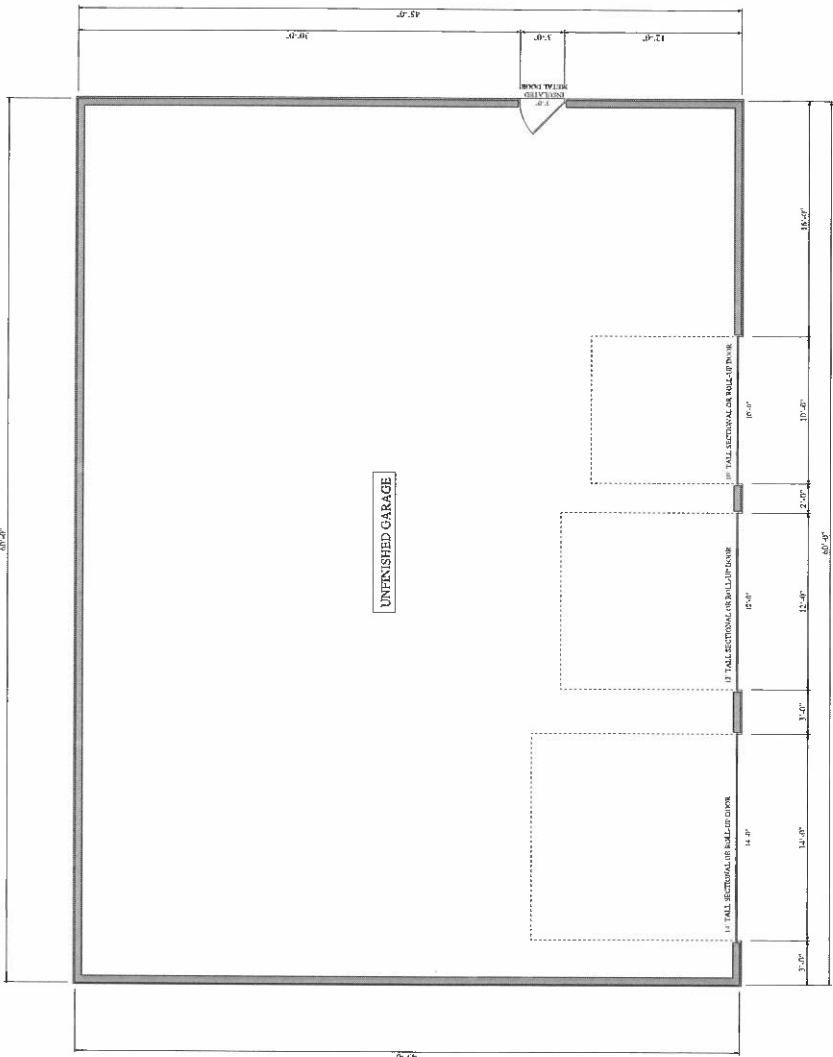
PROPOSED PLANS FOR THE:  
**Thoreson Residence**  
9374th Way - Carson City, Nevada APN: 008-045-05

DESIGNER:  
**Thoreson Construction**  
OWNER/CLIENT CONTRACTOR:  
**David Thoreson**  
DATE: 10/27/22

GARAGE PLAN

DATE	DESCRIPTION
10/27/22	Revised

S1



**FLOOR PLAN NOTES**  
 1. THERE SHALL BE A SHOWN OR LAMINATED ON EACH SIDE OF EACH EXTERIOR DOOR.  
 2. IF ANY EXTERIOR DOORS ARE TO BE LAMINATED, THE LAMINATING SHALL BE AT LEAST 1/4" THICK.  
 3. EXTERIOR DOORS SHALL NOT BE MORE THAN 10' FROM THE TOP OF THE FINISHED FLOOR.  
 4. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN 48" FROM THE TOP OF THE FINISHED FLOOR.  
 5. EXIST LANDING SHALL BE MAINTAINED WITH THE EXISTING FINISHES.  
 6. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN 48" FROM THE TOP OF THE FINISHED FLOOR.  
 7. EXIST LANDING SHALL BE MAINTAINED WITH THE EXISTING FINISHES.

**GARAGE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



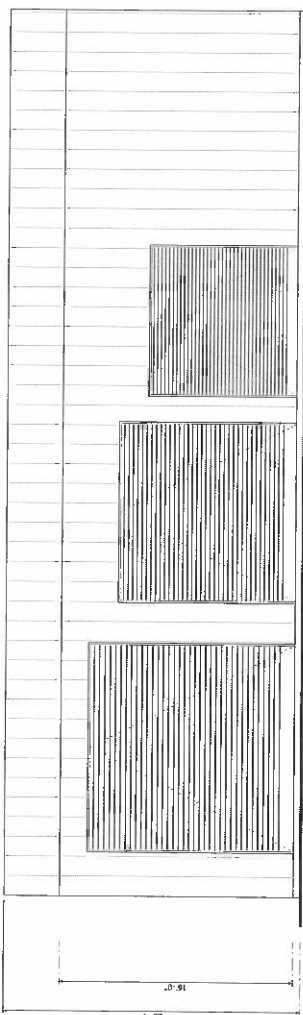
PROPOSED PLANS FOR TITLE: THORSON RESIDENCE  
95 PAUL WAY - CROOK CITY, NEVADA A/P# 008045-05  
1/10/2022 DENISE/ingr

DESIGNER: DENISE/ingr  
ENGINEER: L. BLANKENHORN  
DATE: 01/10/2022  
SHEET: 22 OF 22

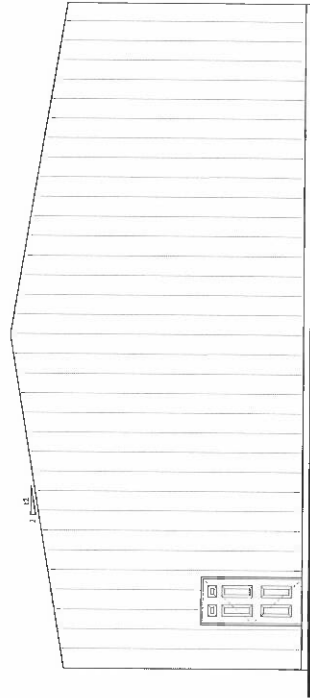
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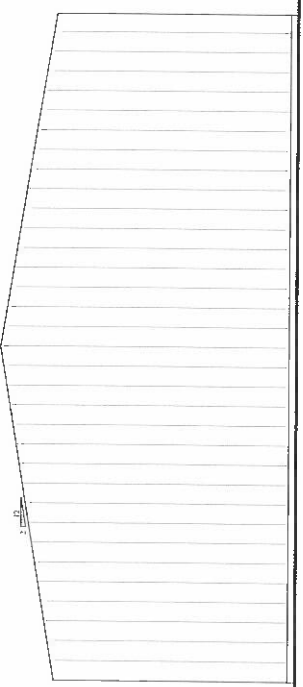
ELEVATIONS



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"