

Community Services Department  
Planning and Building  
**ADMINISTRATIVE PERMIT APPLICATION**  
**(Care for the Infirm see page 9)**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <i>Day Outbuilding</i>			
Project Description: <i>hobby shop and <sup>boat</sup> RV storage</i>			
Project Address: <i>10205 Silver Knolls Blvd Reno, NV 89508</i>			
Project Area (acres or square feet): <i>4,000 Square feet</i>			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>086-212-11</i>	<i>1.151 acres</i>		
Section(s)/Township/Range: <i>Township 21 / Range 18 / Section 24</i>			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s):			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <i>Charles, Nicole Day</i>		Name:	
Address: <i>10205 Silver Knolls Blvd</i>		Address:	
<i>Reno, NV</i> Zip: <i>89508</i>		Zip:	
Phone: <i>775 7220989</i> Fax:		Phone: Fax:	
Email: <i>Dayexcavation@yahoo.com</i>		Email:	
Cell: <i>775 7220989</i> Other: <i>7220868</i>		Cell: Other:	
Contact Person: <i>Charles Day</i>		Contact Person:	
<b>Applicant/Developer: Charles Day</b>		<b>Other Persons to be Contacted:</b>	
Name: <i>Charles Day</i>		Name:	
Address: <i>10205 Silver Knolls Blvd</i>		Address:	
<i>Reno, NV</i> Zip: <i>89508</i>		Zip:	
Phone: <i>775 7220889</i> Fax:		Phone: Fax:	
Email: <i>Dayexcavation@yahoo.com</i>		Email:	
Cell: <i>775 7220989</i> Other:		Cell: Other:	
Contact Person: <i>Charles Day</i>		Contact Person:	
<b>For Office Use Only</b>			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: NICOLE NAY

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, NICOLE NAY (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 086-212-11

Printed Name NICOLE NAY

Signed [Signature]

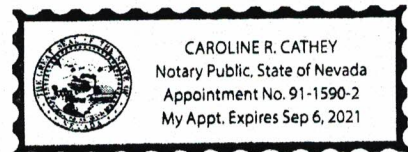
Address 10205 Silver Knolls Blvd  
Reno, NV 89508

Subscribed and sworn to before me this 14 day of MARCH, 2018

[Signature]  
Notary Public in and for said county and state

My commission expires: 9/6/2021

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



# Property Owner Affidavit

**Applicant Name:** Charles Way

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Charles Way  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 086-212-11

Printed Name Charles Way

Signed [Signature]

Address 10205 Silver Knolls Blvd

Reno, NV 89508

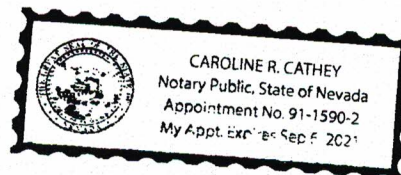
Subscribed and sworn to before me this  
14 day of MARCH, 2018

[Signature]

Notary Public in and for said county and state

My commission expires: 9/6/2021

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



## Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Metal building / ~~wood~~ hobby shop / Boat & RV Storage  
with electric + no plumbing

2. What currently developed portions of the property or existing structures are going to be used with this permit?

None

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The building and power  
one month for completion of building and  
Two days for completion of power

4. What is the intended phasing schedule for the construction and completion of the project?

1. foundation  
2. utilities  
3. erect building

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Large empty side yard on west side of the home.

6. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

Property value and having a clean and organized property.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Nice architectural design with complementary colors that go well with our home.



8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

No construction Between 6:00pm to 8:00am  
~~Non Reflective~~ Non Reflective paint

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

None

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Non Reflective paint

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Small light above door  
Covered light downward

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Utilities:

a. Sewer Service	N/A
b. Water Service	N/A

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #	<del>0</del>	acre-feet per year	<del>0</del>
d. Certificate #	<del>0</del>	acre-feet per year	<del>0</del>
e. Surface Claim #	<del>0</del>	acre-feet per year	<del>0</del>
f. Other, #	<del>0</del>	acre-feet per year	<del>0</del>

i. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

<del>0</del>
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# Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. Name of the Infirm:

2. Medical Condition:

3. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit):

4. Name(s) of the Caregiver(s):

5. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

6. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

e. Natural Gas:



7. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

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8. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

--

9. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

## **Administrative Permit Development Application Submittal Requirements**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County. (Note: All fees are waived for Administrative Permits for "temporary occupancy for the care of the infirm" [see Washoe County Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.

**Traffic Impact Report:** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)



9. **Floor Plan Specifications:**

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

10. **Landscaping:** Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.

- Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
- Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
- Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.

b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
- Temporary or permanent water irrigation systems.
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
- An approved backflow prevention device is required on all landscape irrigation systems.

11. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.

12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.

13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.

14. **Packets:** Three (3) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.



- (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 08621211  
 AIN:

<b>Balance Good Through:</b>	<b>03/14/2018</b>
<b>Current Year Balance:</b>	<b>\$0.00</b>
<b>Prior Year(s) Balance:</b> (see below for details)	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$0.00</b>

AUTO  
 :895071:

CHARLES & NICOLE NAY  
 PO BOX 9067  
 RENO NV 89507

Description:

Situs: 10205 SILVER KNOLLS BLVD  
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

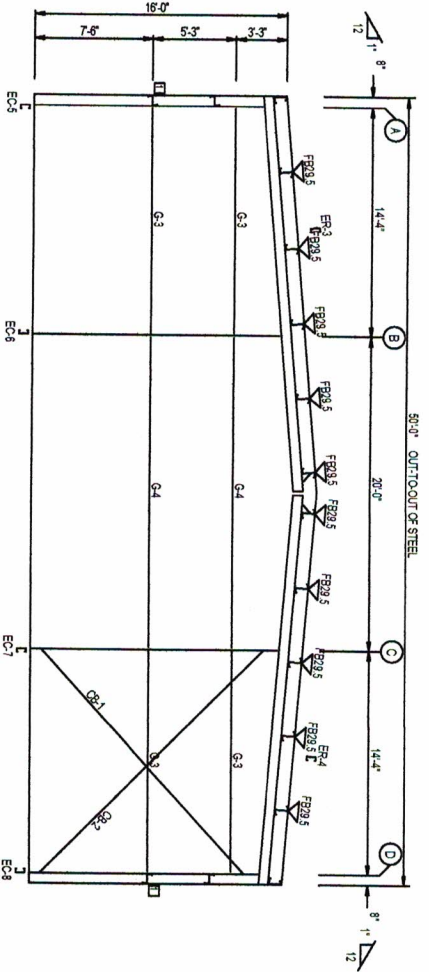
Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08621211	2017	2017089905	1	08/21/2017	330.29	0.00	0.00	330.29	0.00
08621211	2017		2	10/02/2017	330.29	0.00	0.00	330.29	0.00
08621211	2017		3	01/01/2018	330.29	0.00	0.00	330.29	0.00
08621211	2017		4	03/05/2018	330.29	0.00	0.00	330.29	0.00
Current Year Totals					1,321.16	0.00	0.00	1,321.16	0.00

Prior Years									
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance		
Prior Years Total									

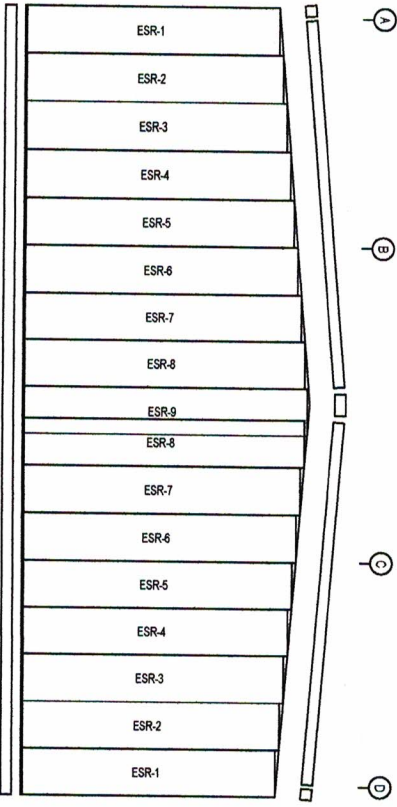
BOLT TABLE				
FRAME LINE 4	QUAN	TYPE	DIAM	LENGTH
BR-3ER-4	4	A325	5/8"	13/4"
Combside	4	A325	5/8"	1 1/2"

FLANGE BRACE TABLE			
FRAME LINE 4	QUAN	TYPE	LENGTH
FLANGE BRACE TABLE	1	BRACE	45.00"

CONNECTION PLATES			
PLATE	QUAN	TYPE	LENGTH
CONNECTION PLATE	1	CONNECTION PLATE	45.00"
CONNECTION PLATE	1	CONNECTION PLATE	45.00"



ENDWALL FRAMING: FRAME LINE 4



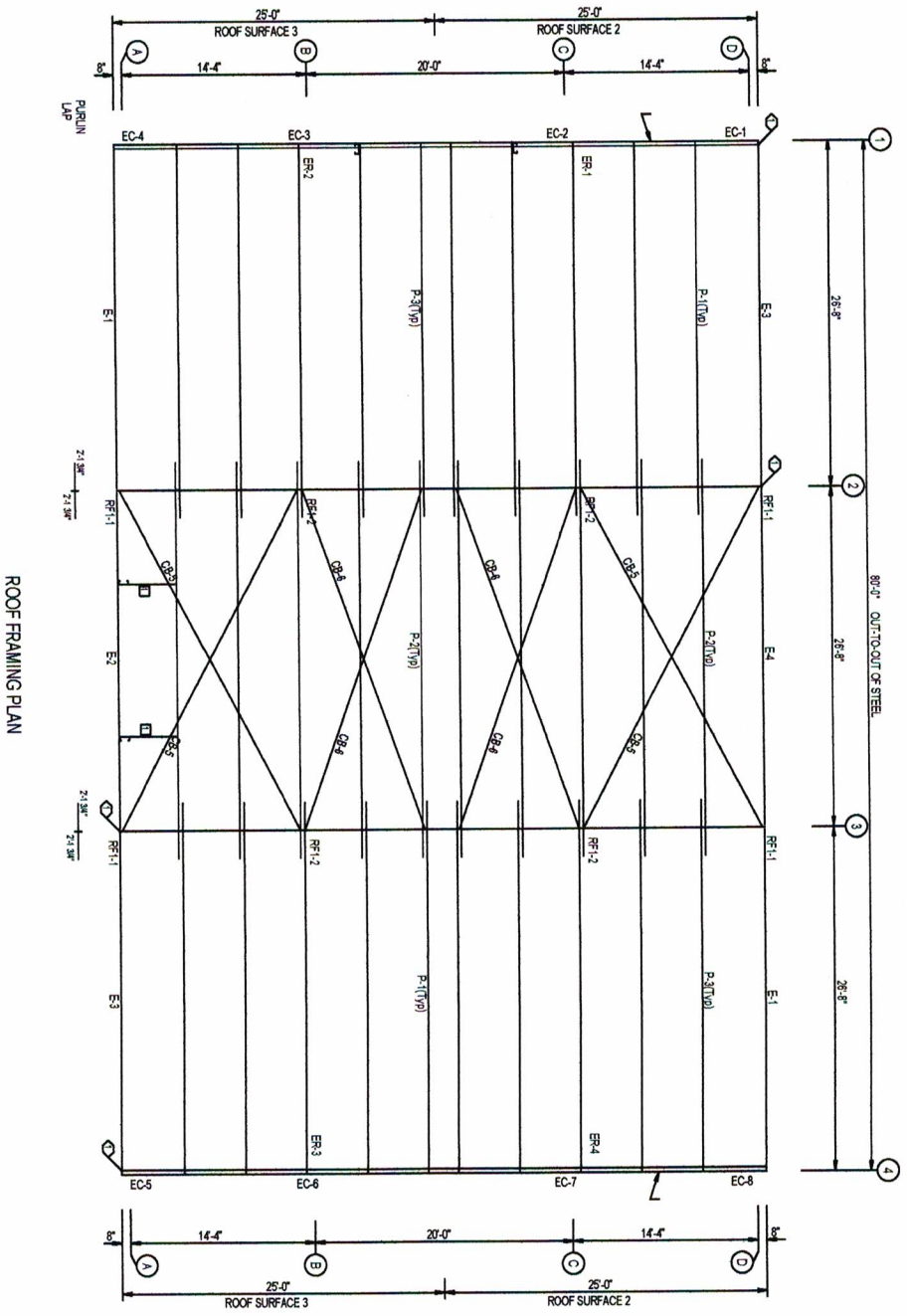
ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 25 Ea. PR. FOUR W/HS

**NOT FOR CONSTRUCTION**



**NOT FOR CONSTRUCTION**



ROOF FRAMING PLAN

SPECIAL BOLTS					
ID	QUAN	TYPE	DIAM	LENGTH	WASH
1	2	A325	1/2"	1"	2

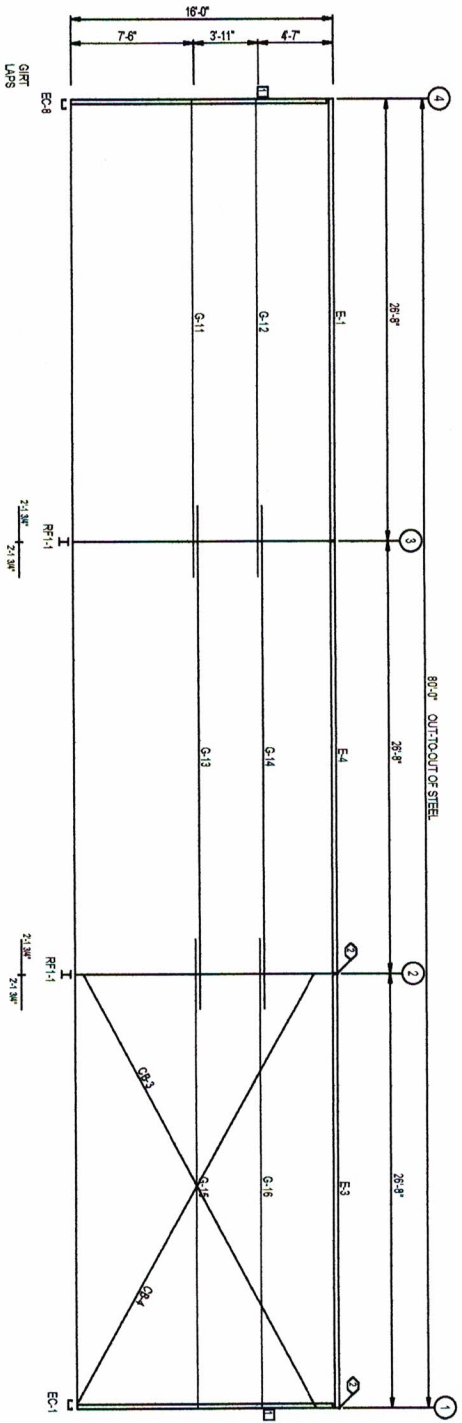
CONNECTION PLATES			
ID	WELD/PART	LENGTH	WASH
1	STDL	2	2

ROOF SHEETING  
 PANELS: 26 GA FR  
 GALVALUME

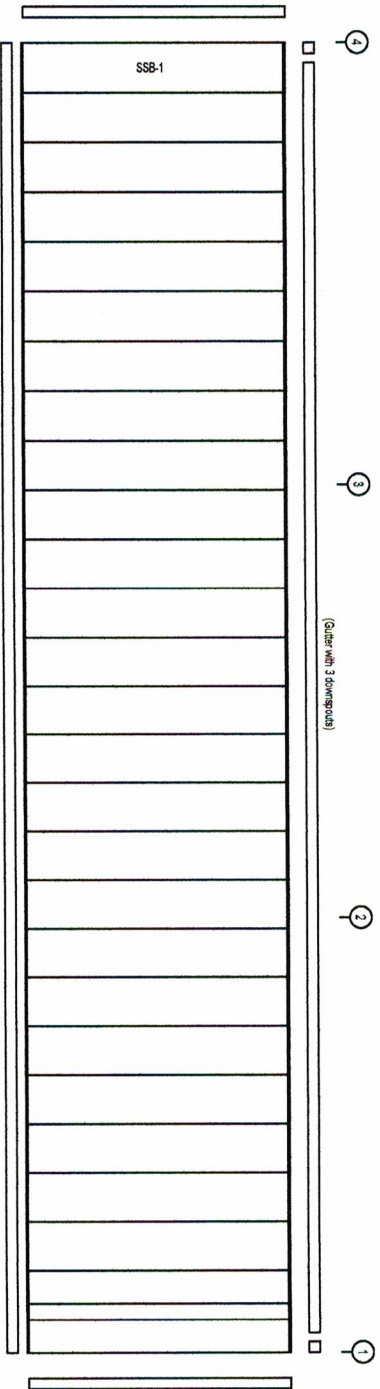


SPECIAL ITEMS			
ID	QTY	TYPE	LENGTH
2	2	AS3	11'
CONNECTION PLATES			
ID	QTY	TYPE	LENGTH
1	2	AS3	11'

FRAME LINE D			
ID	QTY	TYPE	LENGTH
1	2	AS3	11'



SIDEWALL FRAMING: FRAME LINE D



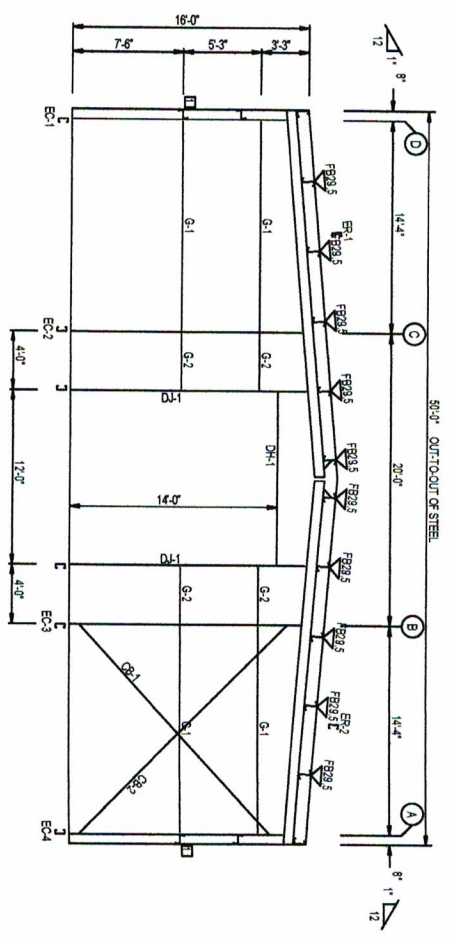
SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 GA PR - PEAR WHITE

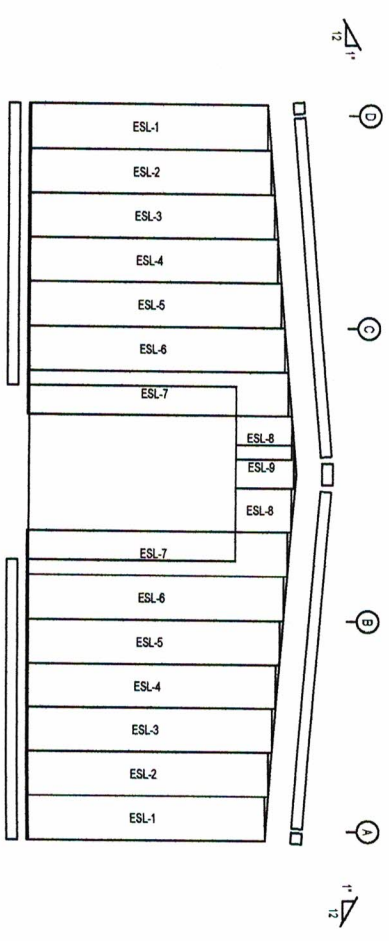
**NOT FOR CONSTRUCTION**

EQUT TABLE			
FRAME LINE 1	QUANTITY	TYPE	DIA.
FR-TRIM-2	4	A335	5/8"
Column end	2	A335	5/8"
Beam	2	A335	5/8"

FRAMING SHEET TABLE			
FRAME LINE 1	QUANTITY	TYPE	LENGTH
FR-TRIM-2	4	A335	13/8"
Column end	2	A335	1 1/2"
Beam	2	A335	1 1/2"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS 2/6 GA. PR. - PAIR WHITE

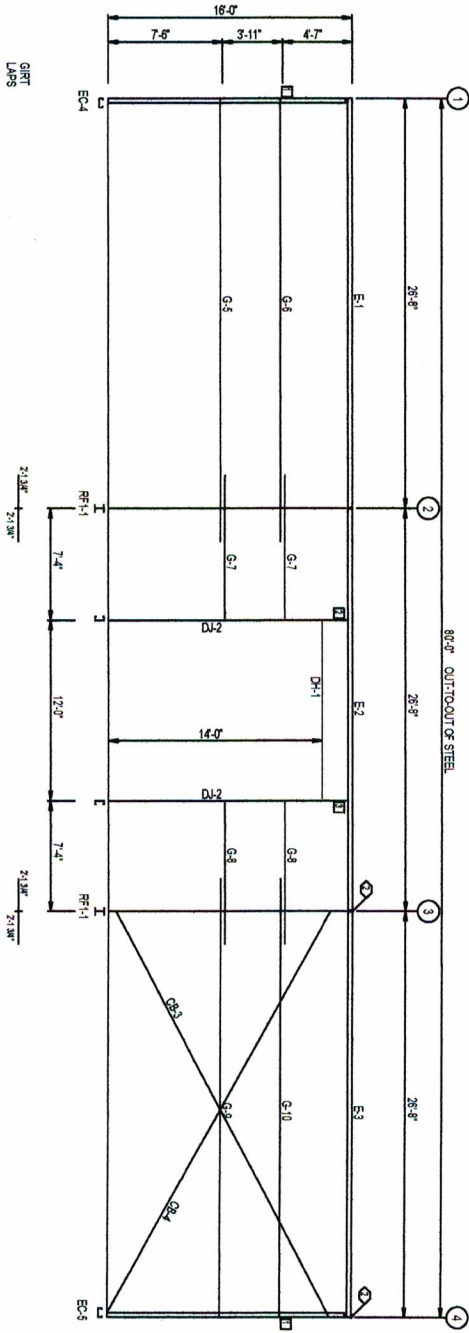
**NOT FOR CONSTRUCTION**



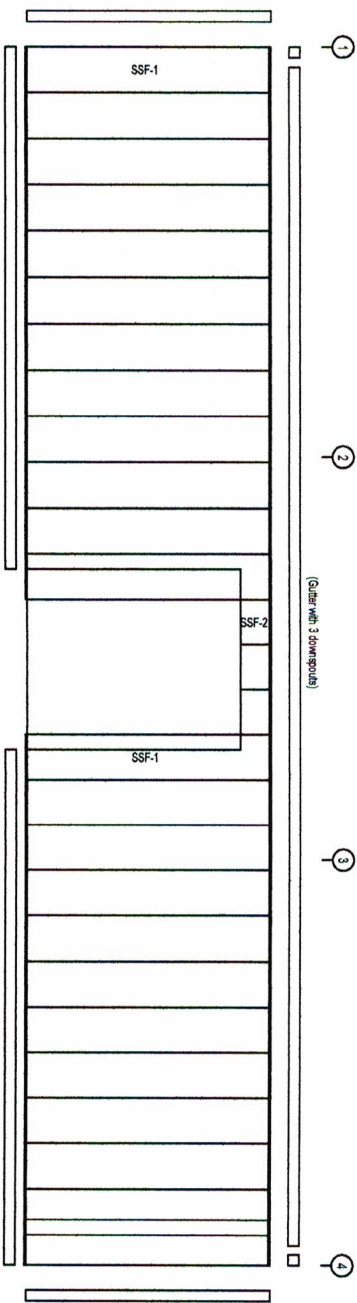


QTY	QUANTITY	TYPE	DA	LENGTH	WASH
2	2	ASB	1/2"	11'-0"	2

CONNECTION PLATES	
1	SS-5
1	SS-2
1	SS-3
1	SS-4
1	SS-6



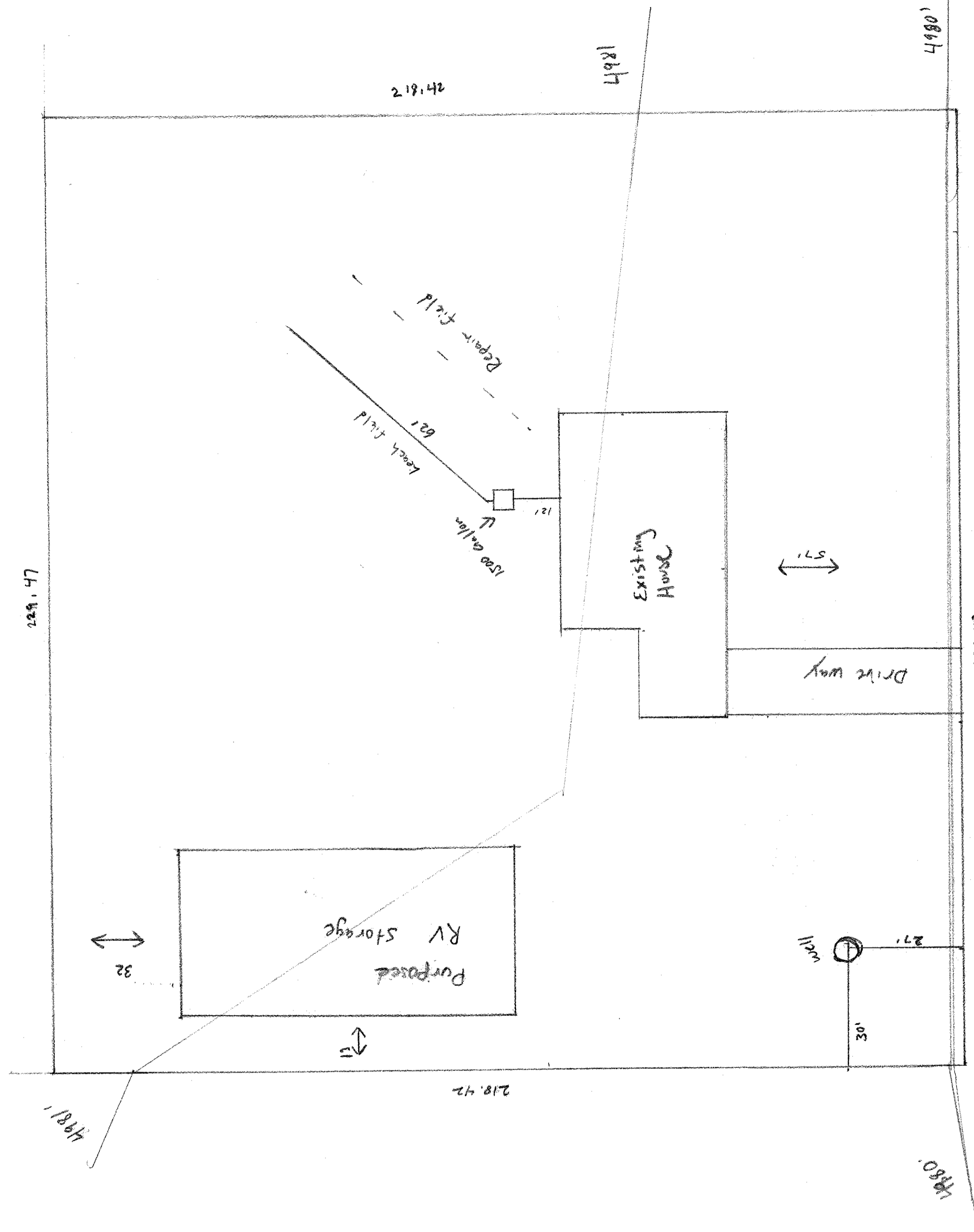
SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PAINTS: 26 GA. PR. - PINK WHITE

**NOT FOR CONSTRUCTION**



Scale 1" = 20'

Site Plan	10205 Silver Knolls Blvd	Reno NV 89508
Proposed RV Storage	Parcel #	086-212-11
For Chuck + Nicole Nay		



# SIERRA BUILDINGS

530-277-5405  
 888-306-5238  
 fax 530-350-2665  
[Steve@SierraBuildings.com](mailto:Steve@SierraBuildings.com)  
[www.SierraBuildings.com](http://www.SierraBuildings.com)

## SIGNATURE® 200 Standard Colors SILICONIZED POLYESTER



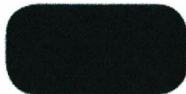
[metallic.com](http://metallic.com)



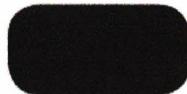
HAWAIIAN BLUE \*  
SR 32 SRI 35



CRIMSON RED \*  
SR 33 SRI 34



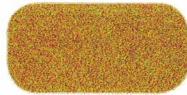
FERN GREEN \*  
SR 28 SRI 29



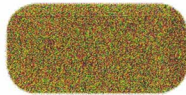
BURNISHED SLATE \*  
SR 28 SRI 29



ASH GRAY \*  
SR 82 SRI 56



SADDLE TAN \*  
SR 48 SRI 56



DESERT SAND \*  
SR 42 SRI 48



KOKO BROWN \*  
SR 28 SRI 30



CHARCOAL GRAY \*  
SR 28 SRI 30



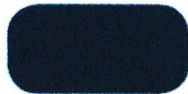
POLAR WHITE \*  
SR 58 SRI 69



RUSTIC RED \*  
SR 36 SRI 40



LIGHT STONE \*  
SR 50 SRI 58



COBALT BLUE \*  
SR 28 SRI 27



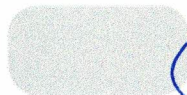
SOLAR WHITE \*\*  
SR 70 SRI 84

## SIGNATURE® 300 Premium Colors KYNAR 500®, HYLAR 5000®

Additional costs apply for Signature® 300 finishes.



MEDIUM BRONZE \*  
SR 33 SRI 36



SNOW WHITE \*  
SR 65 SRI 79



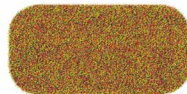
SLATE GRAY \*  
SR 37 SRI 41



ALMOND \*  
SR 63 SRI 76



CLASSIC GREEN \*  
SR 28 SRI 30



BROWNSTONE \*  
SR 47 SRI 54



BRITE RED  
SR 49 SRI 55



HARBOR BLUE \*  
SR 28 SRI 30



BONE WHITE \*\*  
SR 70 SRI 84

- Final color selection should be made from actual color chips.
- See product selection chart for gauge and color availability.
- All products available in smooth or embossed finish.
- Trim available in all colors.
- All Signature® 300 are low gloss colors.
- Polar White is a Straight Polyester.
- A 25-year limited paint warranty available for all colors upon written request. (Outside the continental United States, please inquire.)
- Signature® is a registered trademark of NCI Group, Inc. KYNAR 500® is a registered trademark of Arkema, Inc. HYLAR 5000® is a registered trademark of Solvay Solexis. Availability in certain areas may be restricted or require a surcharge.
- ENERGY STAR Qualified Color through our Energy Star partners MBCL.

Sierra Buildings is a Metallic Building Dealer



To view more information on our company or see buildings completed, please go to:  
[www.SierraBuildings.com](http://www.SierraBuildings.com)

Thank you for considering Sierra Buildings for your building project.