

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

for
~~2,157.72~~
2,162.72



Washoe County
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division

Early Application Waiver

I, Carol Miller _____ Applicant or Representative
Print name (circle one)

Acknowledge and understand that for the privilege and convenience of submitting my application before the scheduled application date, I am waiving my right to claim that the county has failed to process my application in a timely manner, as required by NRS 278.02327. I understand that my application will be assigned to a staff planner and processed during the next application cycle and the County will conform to the State and Washoe County Development Code mandated processing requirements as of the date of that application cycle.

Application Type and Case Number: WADMIN 23-0013

Property Address or APN: 085-722-12

Date Submitted: 9/5/23

Application Date: 9/8/23

Signature: Carol Miller

Print Name: CAROL MILLER

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>MILLER LYNCH GARAGE</u>			
Project Description: <u>20ft x 40ft GARAGE TO STORE CARS + MOTORHOME</u>			
Project Address: <u>5428 LUPIN</u>			
Project Area (acres or square feet): <u>20ft x 40ft GARAGE</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>4TH ST + LUPIN SUN VALLEY, NV</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>085 72212</u>	<u>1/3 ACRE</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>CAROL MILLER</u>		Name:	
Address: <u>2576 CITY VIEW</u>		Address:	
<u>RENO, NV. Zip: 89512</u>		Zip:	
Phone: <u>775 848 3686</u> Fax:		Phone: Fax:	
Email: <u>MILLER CAROL 1943@GMAIL</u>		Email:	
Cell: <u>SAME</u> Other: <u>.COM</u>		Cell: Other:	
Contact Person: <u>AARON LYNCH</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>CAROL MILLER + AARON LYNCH</u>		Name: <u>AARON @ ON THE BOAT . NET</u>	
Address:		Address: <u>PHONE 775-624-4445</u>	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

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

GARAGE

2. What section of the Washoe County code requires the Administrative permit required?

WCC SECTION 110.306.10 (d)

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

EXISTING MOBILEHOME

4. 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?

NONE

5. Is there a phasing schedule for the construction and completion of the project?

ASAP

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

JUST A GARAGE

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

NONE

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

OBJECT

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

NONE

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

4 - 6

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

IT IS FENCED SHRUBS, TREES, GARDEN

12. 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.)

STANDARD PORCH LIGHT

13. 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.)

Yes No

14. Utilities:

a. Sewer Service	SV WATER
b. Water Service	PI

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 #		acre-feet per year	
d. Certificate #	N/A	acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

ON FILE

b. Sewage (Sanitary Sewer) Service:

c. Garbage (Solid Waste) Service:

d. Electricity:

N/A

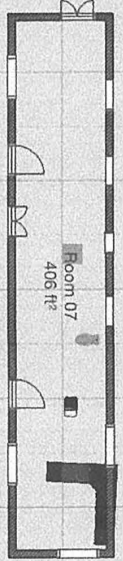
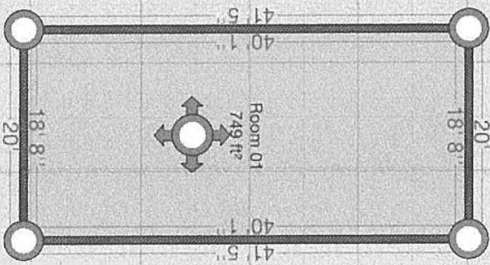
e. Natural Gas:

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

NORTH
FRONT

20ft

20ft



Land 01
14053 ft²

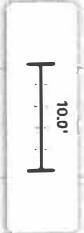
REAR

SOUTH

- Land
- Room
- Wall
- Architecture
- Objects

10' 10'

1156 ft²



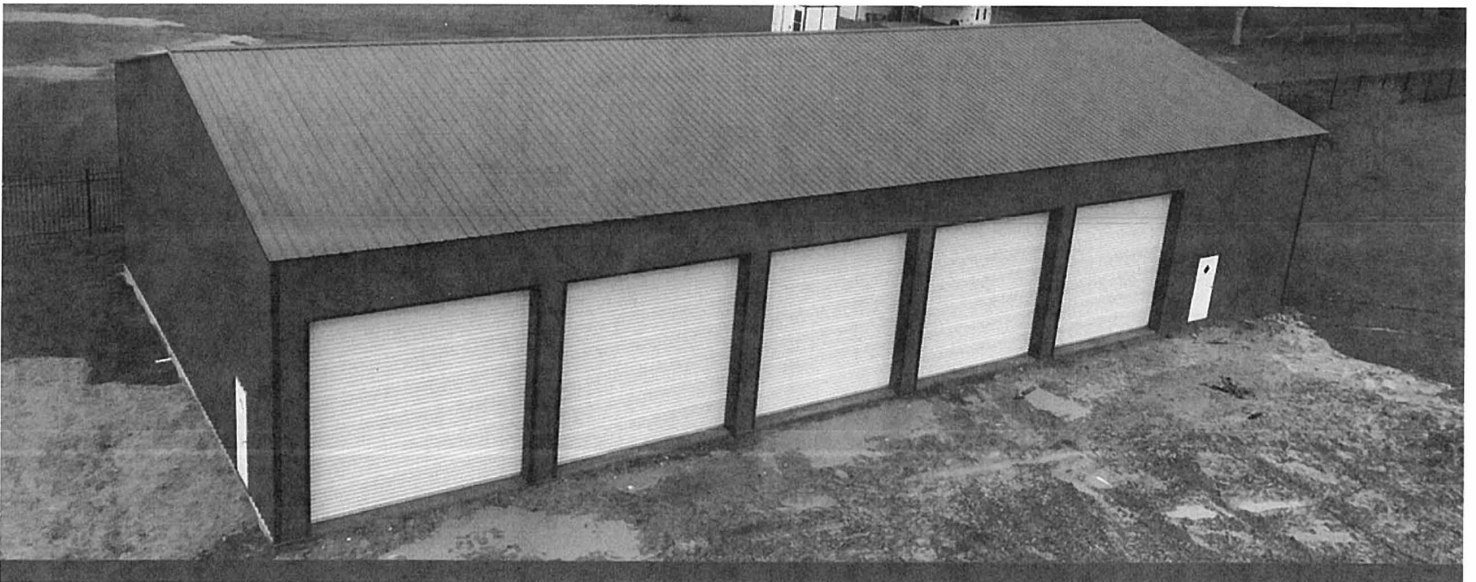
3D



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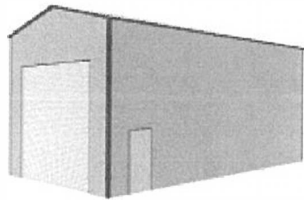


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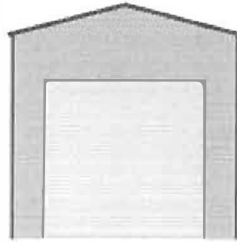
Section	Description	Quantity	Amount
	Structure Details		
	Style: Garage	1	-
	Base Price: 20'x40'	1	\$5,655.00
	Installation Surface: Concrete	1	-
	Roof: Pebble Beige	1	-
	Trim: Barn red	1	-
	Gable End Wall: Pebble Beige	1	-
	Side Wall: Pebble Beige	1	-
	Roof Style: A-Frame Vertical	1	\$1,025.00
	Roof Pitch: 3 / 12	1	-
	Roof Overhang: 6"	1	-
	Trusses: Standard	1	-
	Gauge: 14-Gauge Framing	1	-
	Brace: Standard Brace	1	-
	Wind Warranty: 100mph Wind Warranty Package (Concrete)	1	-
	Leg Height: 18'	1	\$4,555.00
	Left Side: Fully Enclosed	1	\$1,212.50
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	\$1,212.50
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	\$1,965.00
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	\$1,965.00
	Back End Siding: Horizontal	1	-
	Roll Doors & Ramps		
	14' x 14' Roll-Up Door	1	\$3,420.00
	with Header Seal	1	\$225.00
	Doors & Ramps		
	Walk-In Door (36 x 80)	1	\$380.00
	Frameouts		
	Corner Style: Square (Traditional)	1	-
	Additional Options		
	29 Gauge Ag Panel (Standard)		-
	Additions and Adjustments		
All	LABOR DAY SALE	1	-\$2,392.00
	Additional Fees		
	Labor Fee	1	\$2,300.00
		Building Estimate:	\$21,523
		Subtotal:	\$21,523
		Sales Tax:	-
		Total Order Amount:	\$21,523
		Deposit Required to Order:	\$3,658.91
		Final Balance Due at Installation:	\$17,864.09

Building Info	Size	Color	Anchoring & Site Preparation
Style: Garage	$20' \times 40' \times 18'$ Width Frame Length Leg Height	Roof: Pebble Beige <input type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"		Trim: Barn red <input checked="" type="checkbox"/>	Installation Surface (Provided by Customer)
Roof Style: A-Frame Vertical		Siding: Pebble Beige <input type="checkbox"/>	
Gauge: 14-Gauge Framing			
Brace: Standard Brace			

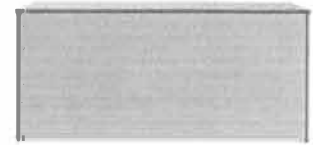
Building Images



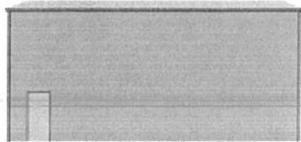
Perspective View



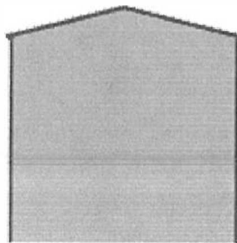
Front



Left Side

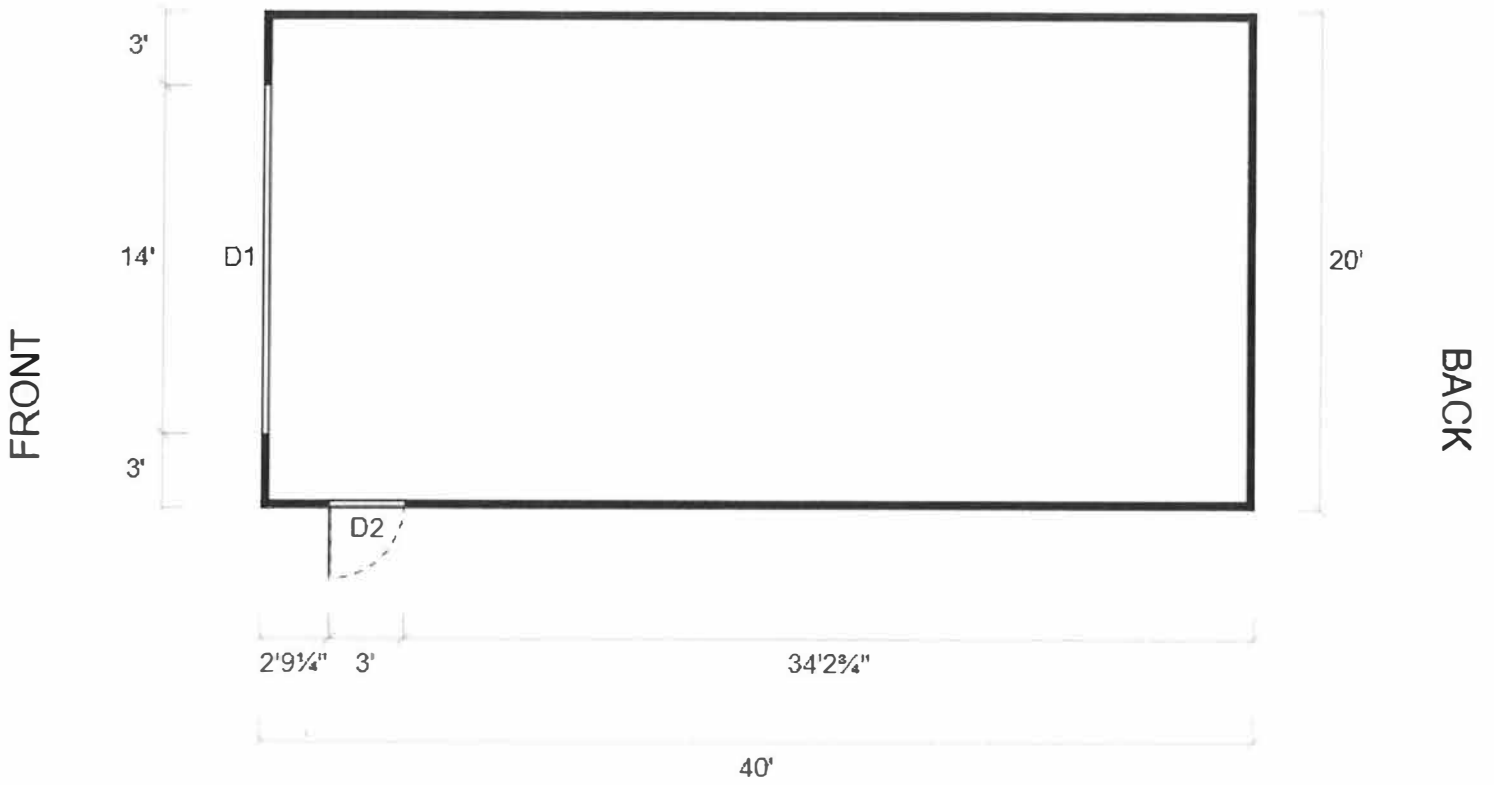


Right Side






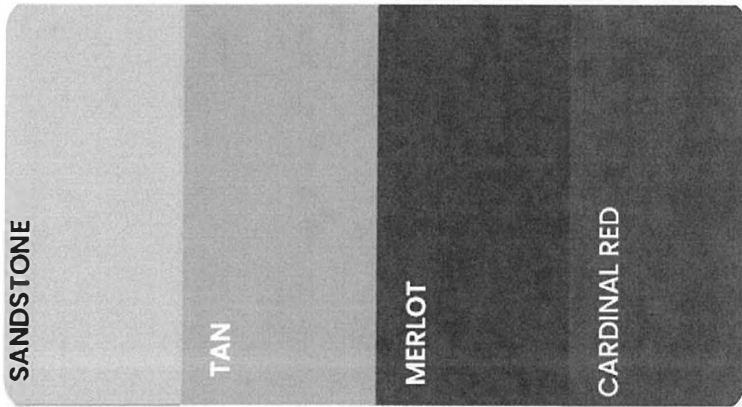
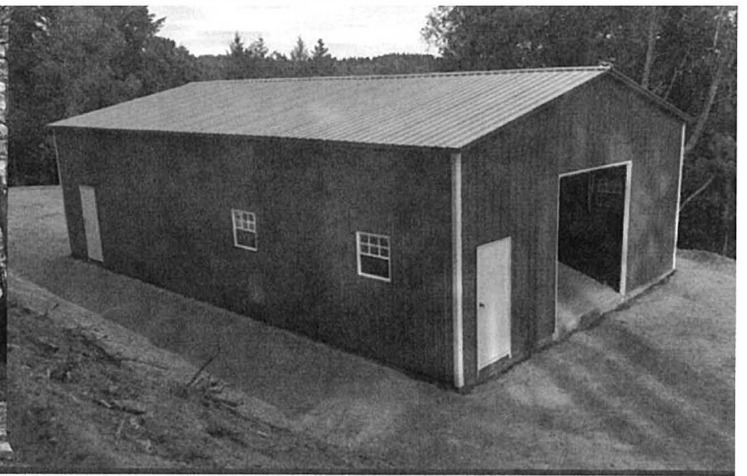
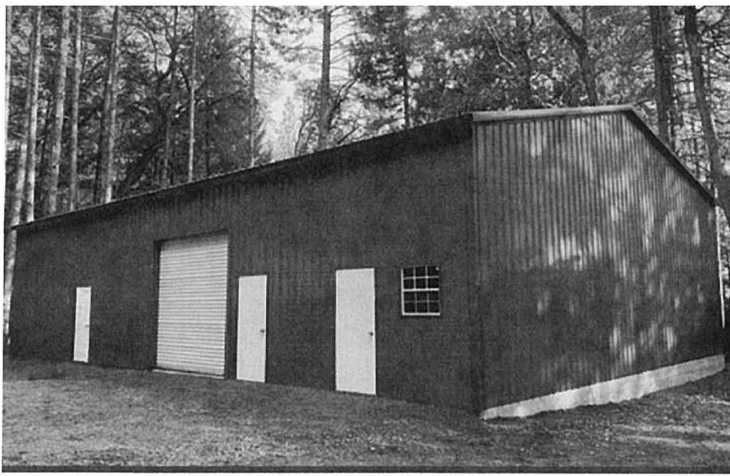
Back

LEFT SIDE

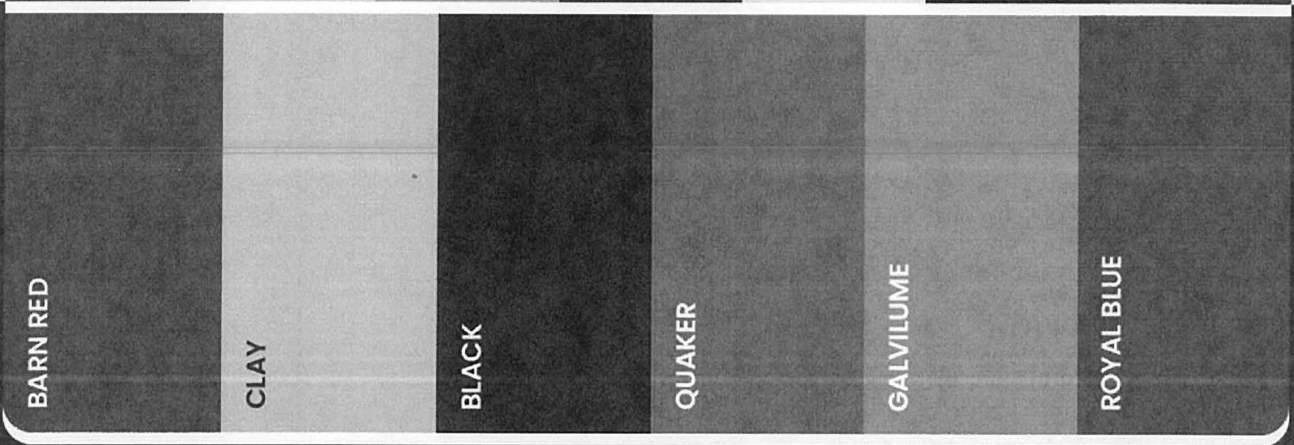
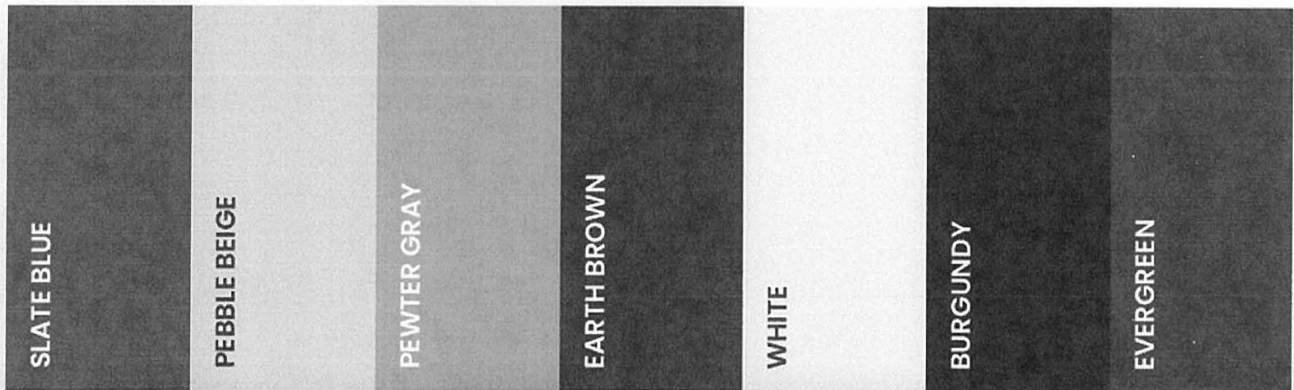


RIGHT SIDE

SYMBOL LEGEND	
	D1 14' x 14' Roll-Up Door
	D2 Walk-In Door (36 x 80)
	Closed Wall



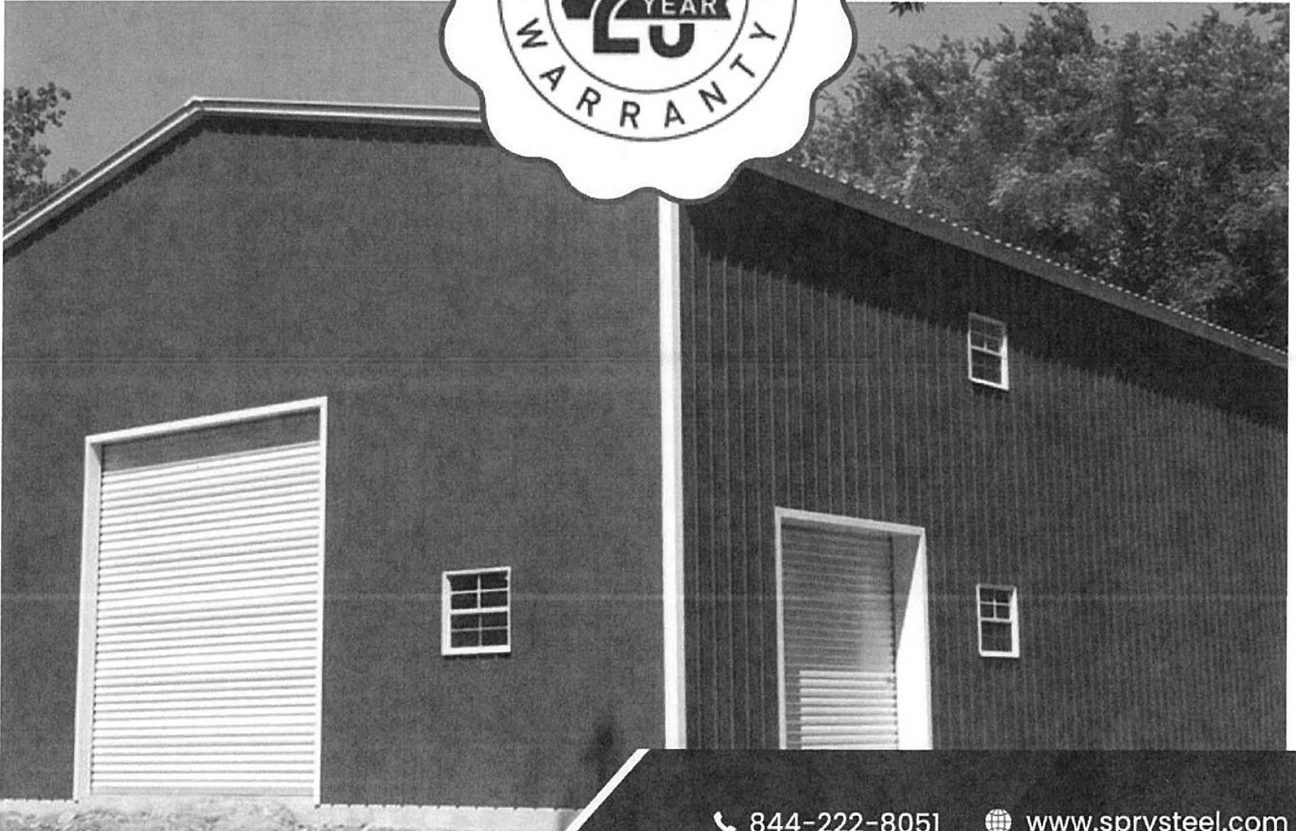
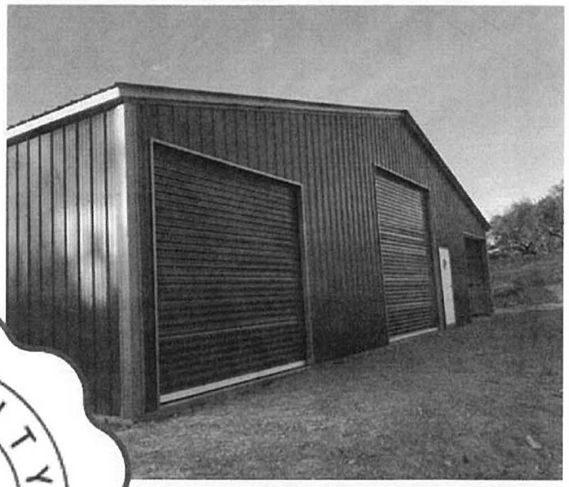
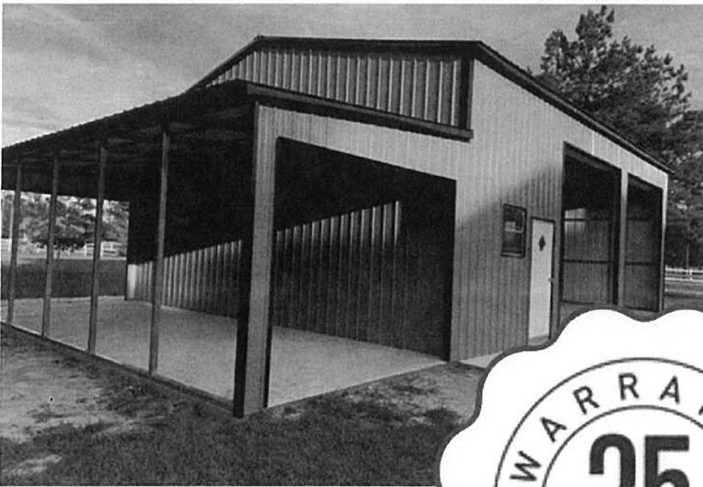
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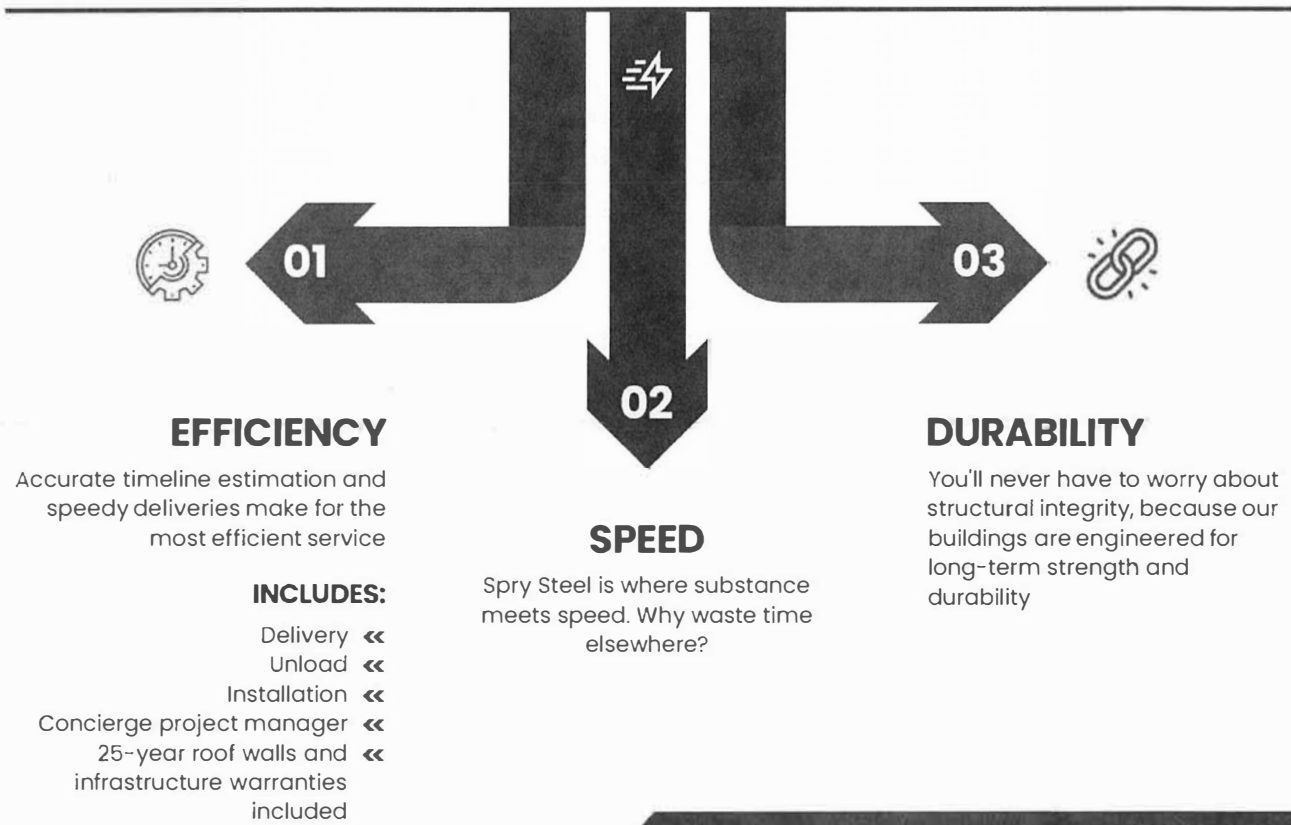
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WHY SPRY STEEL?

Here at Spry Steel, we build value. For almost a decade, we've established an enduring legacy of Superior-standard projects, completed on time, and ON BUDGET. We're a team of dedicated experts, field technicians and sheet metal engineers delivering precision and excellence on all steel building applications, Some people spend years dreaming up their ideal building, and we don't like the waiting game here - so we've made it our mission to bring your concepts into reality without the long wait. With us, you get speed and integrity, it's what sets us apart from our competitors



01

EFFICIENCY

Accurate timeline estimation and speedy deliveries make for the most efficient service

- INCLUDES:**
- Delivery <<
 - Unload <<
 - Installation <<
 - Concierge project manager <<
 - 25-year roof walls and infrastructure warranties included <<

02

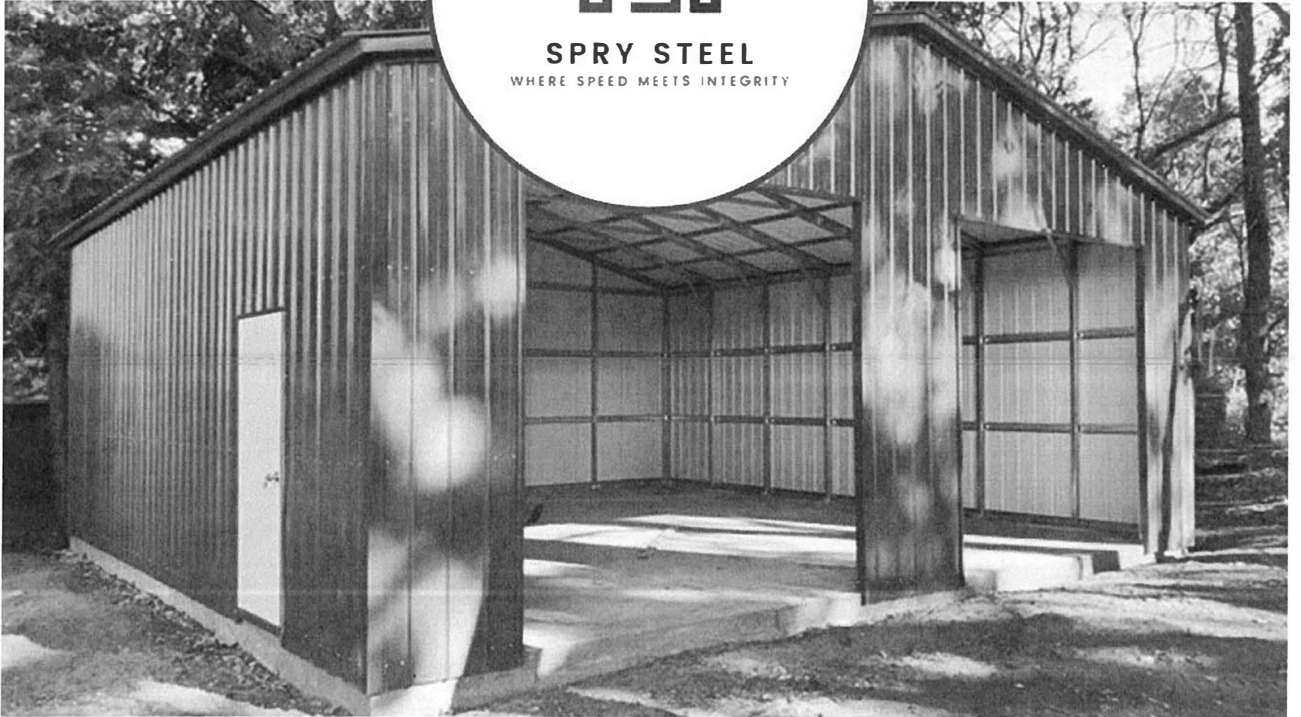
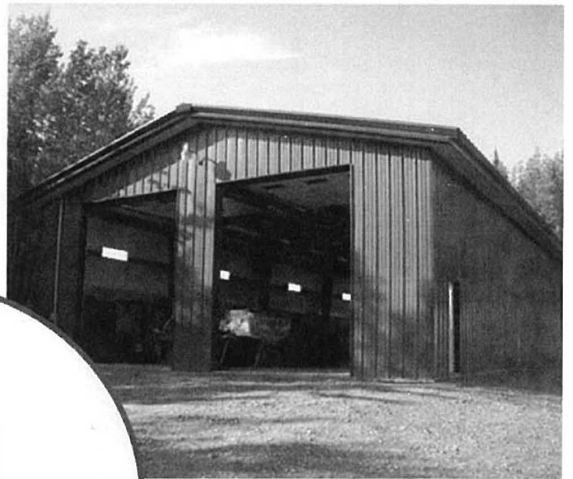
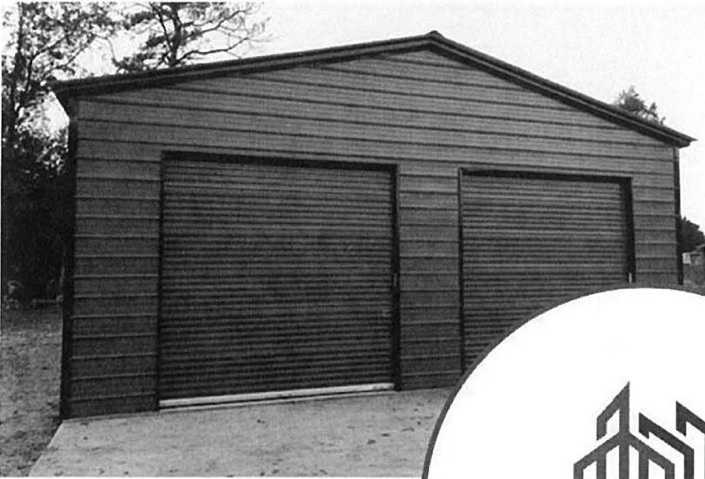
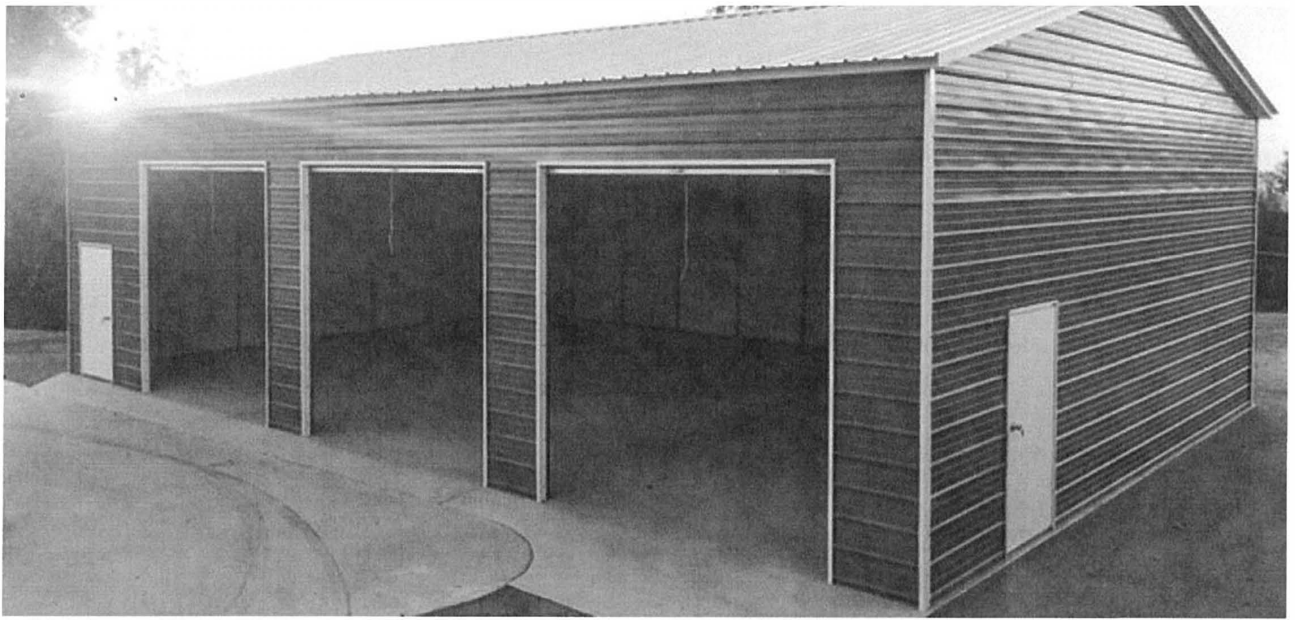
SPEED

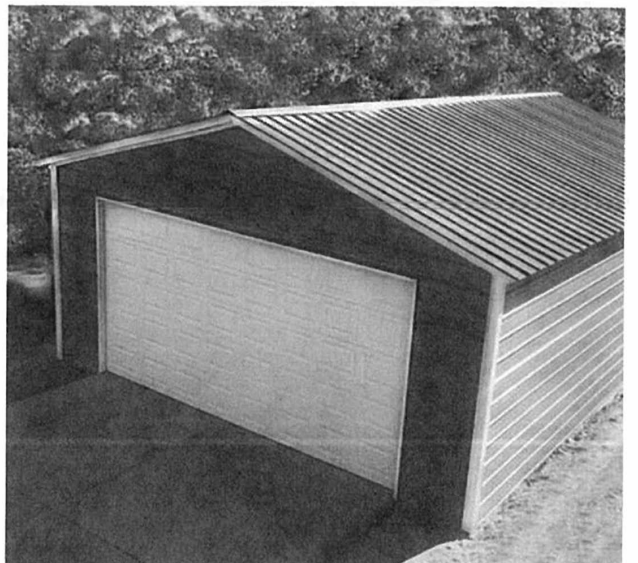
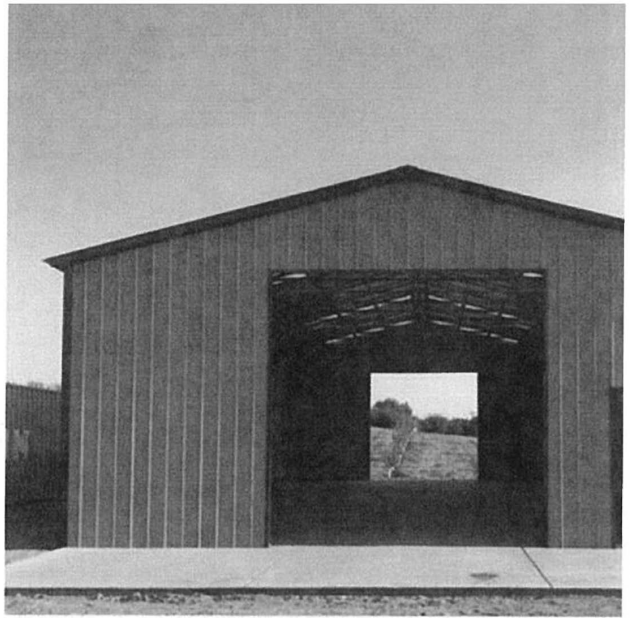
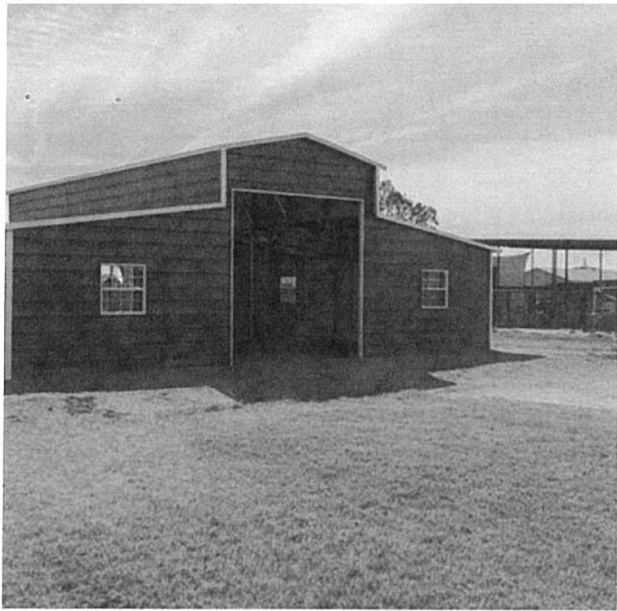
Spry Steel is where substance meets speed. Why waste time elsewhere?

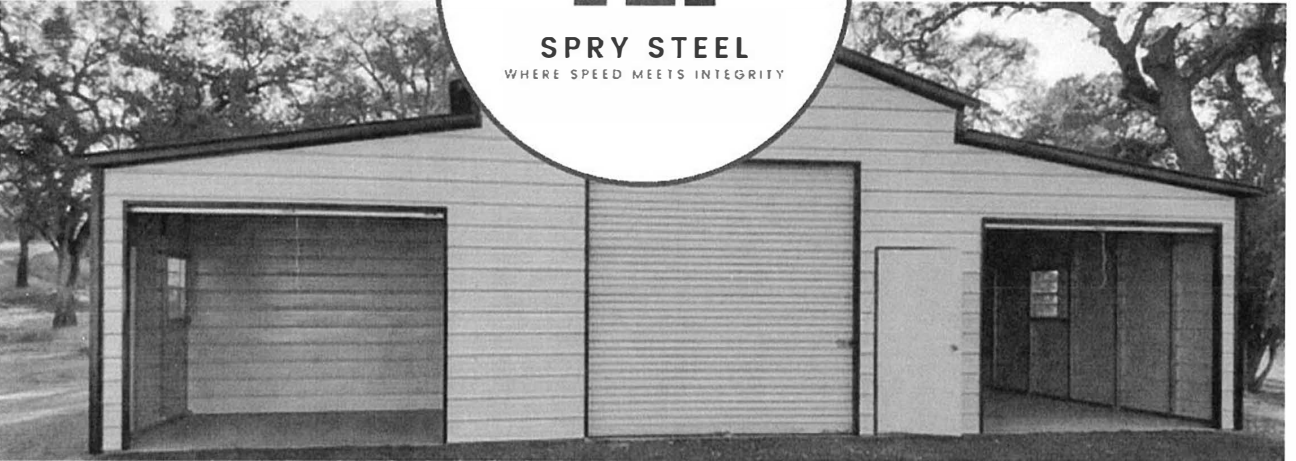
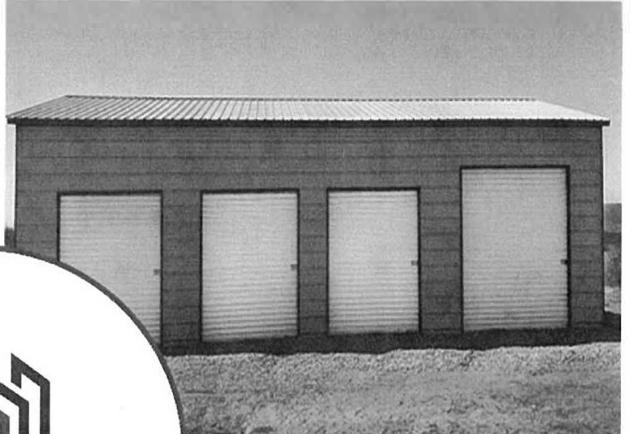
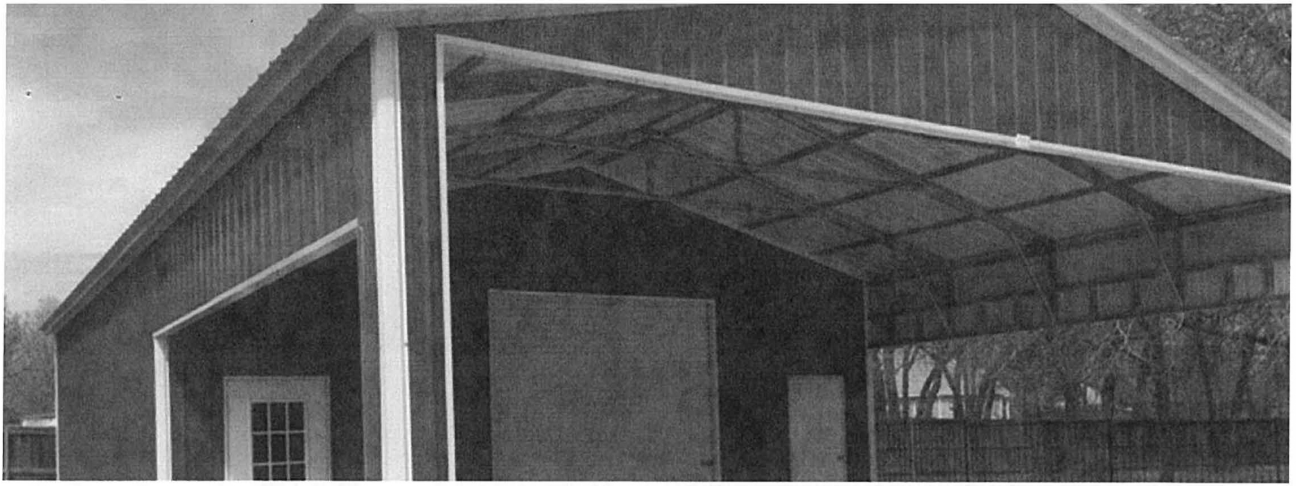
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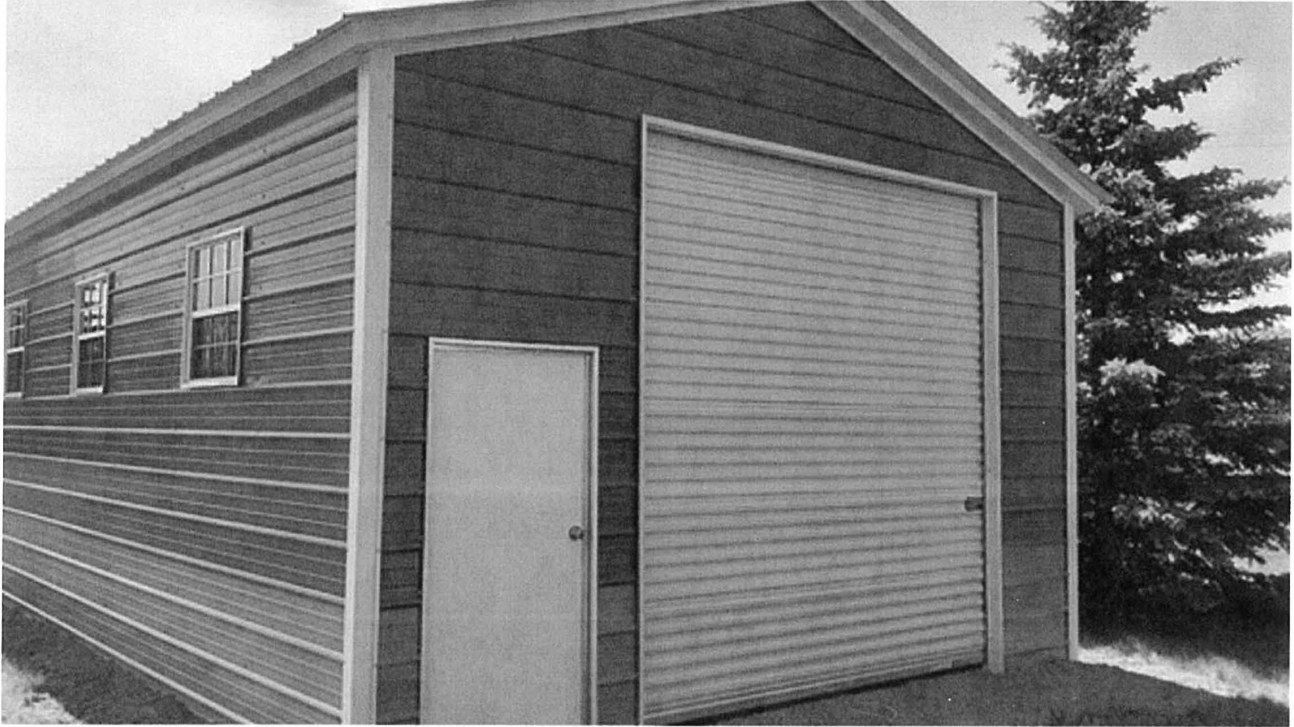
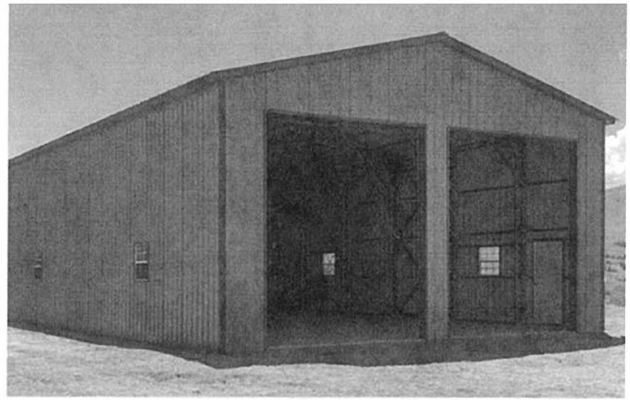
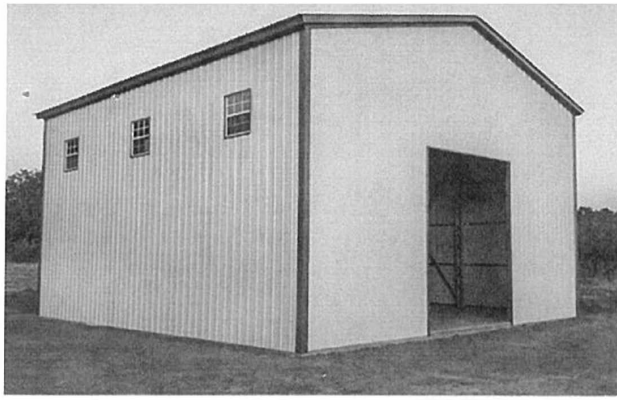
DURABILITY

You'll never have to worry about structural integrity, because our buildings are engineered for long-term strength and durability









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1	Base Price Galvanized Steel Framework Double Coated	20x40 double truss	\$ 6,900.00
2	Vertical Roof Upgraded Roof System Included		\$ 1,025.00
3	Certification of Braces and Anchors Included	50 psf / 105 mph - 12gauge	\$ 4,507.00
4	Leg Height Option	16	\$ 4,851.00
5	Sides Closed	<input checked="" type="checkbox"/> Horizontal <input type="checkbox"/> Vertical upgrade	\$ 2,460.00
6	Ends Closed	<input checked="" type="checkbox"/> Horizontal <input type="checkbox"/> Vertical upgrade	\$ 4,230.00
7	Garage Doors	Quantity 1 Size 14x14 Position End	\$ 3,595.00
8	Garage Doors	Quantity Size Position	
9	Walk in Doors	Quantity 1 Size 36x80	\$ 380.00
10	Windows	Quantity Size 24x36	
11	Additions		
12	* Peak Height = 18'6", 3/12 Pitch Vertical Roof w/ 6" Overhang Around Full Bldg		
13	* Delivery & Installation Included / *RC-1* / *Commercial Grade Panel Sheeting*		
14	* *Concrete Expansion Anchors incl**Upgraded base rail system mandatory-Incl*		
15	* 100% double coated galvanized steel inside & out- no wood, aluminum, or vinyl		
16	* **Upgraded 12 Gauge Frame Incl - 30% Thicker Steel - 4'OC - 20yr Warranty**		
17	* **Ladder Legs, Double Base Rail, & Diagonal Bracing Included To Engineer**		
18	* **TAX NOT INCLUDED IN QUOTE** / **BBD 10% Sale While Supplies Last**		
19	* Site Specific Engineered Plans & Calcs purchased from installer = \$1,820**		
20	* *Refundable deposit w/ permit denial* / *Install Eqpt Fee added to balance due*		
			\$ 2,300.00

Read below:

- *Quotes are subject to change until initial deposit is placed.
- * Buildings taller than 12', or 32' or wider require Lull Lift rental by customer.
- * As-built Engineered drawings are NOT included in purchase price and can only be purchased after deposit is placed. No questions asked.
- *Sales tax not included in quote and varies by state and location

Site specific plans or Generic engineered plans offered Depending on state
 Customer needs to verify Certification with county/city

Disclaimer: Buildings come delivered and installed. We do not do ground work. If your land is not level and square we will not install buildings. Lead times vary by state, location. All prices are subject to change before deposit is placed.

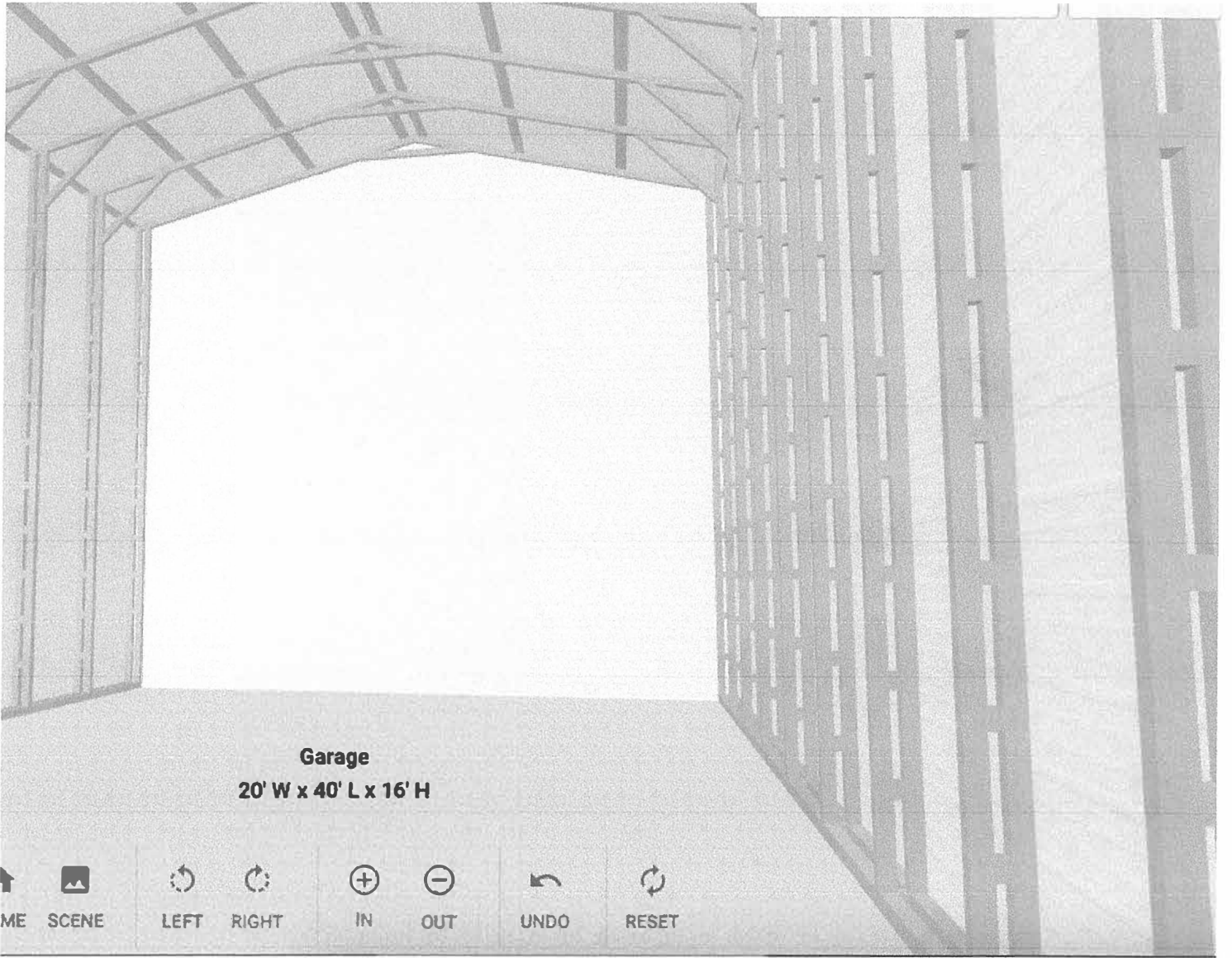
Due to rising material cost prices may vary within 48 hours unless order has been placed, processed, and approved by Big Buildings and our manufacturers

Total \$ 27,273.20

Please note all orders need to be signed and deposits need to be successfully drafted before any price deadlines in order to keep pricing quoted by us

Deposit %

Local Sales tax not included



Garage
20' W x 40' L x 16' H



HOME



SCENE



LEFT



RIGHT



IN



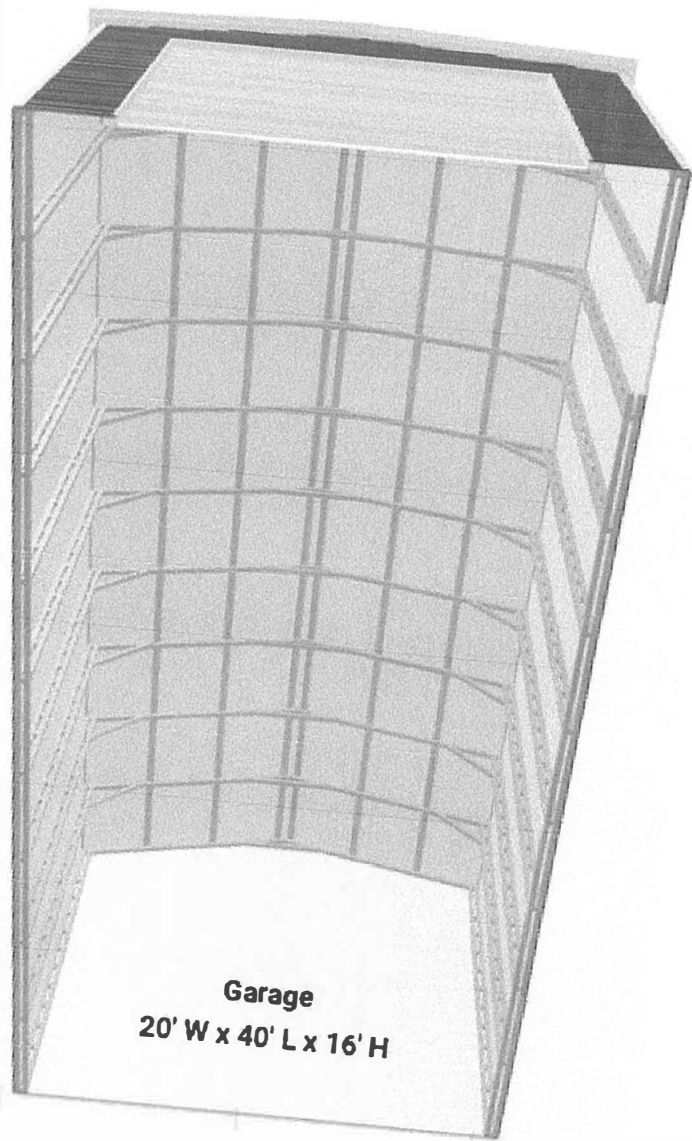
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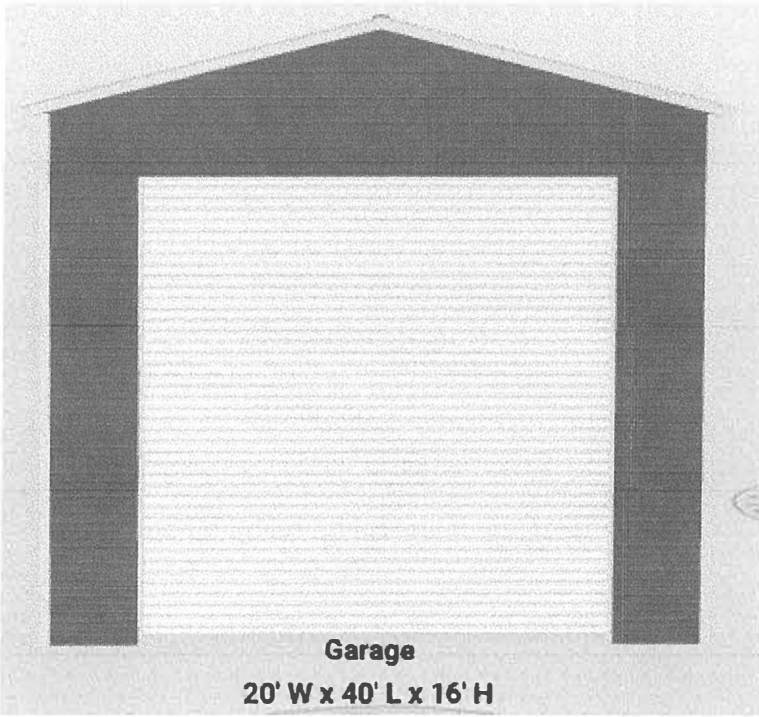
UNDO



RESET

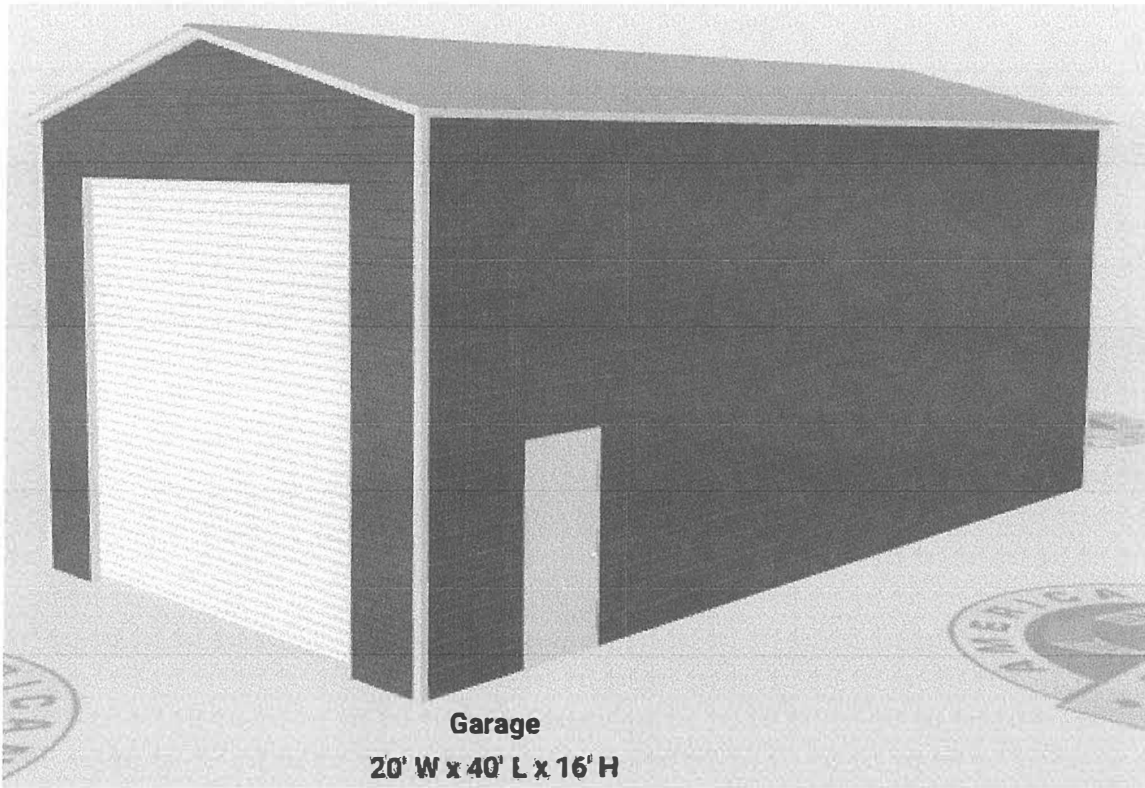


Garage
20' W x 40' L x 16' H



Garage

20' W x 40' L x 16' H



Garage

20' W x 40' L x 16' H

BIG BUILDINGS DIRECT



We know more than anyone that construction projects can seem complicated at times, but we're here to help! Below we've laid out the typical steps that you need to take to turn the building of your dreams into reality.

Step 1: Placing Your Order with Us

The first step in this process is placing your order with your representative, signing your contract, and placing a small deposit on your building. This is what gets your building on order and allows you to lock in your price. Once your deposit is placed and you've signed the order form, we can send your building into the installers for them to begin their processing which typically takes **4-6 business days** after you have completed those three things. If you are planning to pull a permit or need to pull a permit, this is also what gives you the ability to begin the engineering process to receive your plans! Please remember to reach out to your permitting office if needed to figure out needs for all possible documentation, ground snow load requirements, wind speed requirements, foundation requirements and anything pertaining to your project that needs attention. Placing the order with us is the true starting point to your building's construction rolling. After the processing time, if you need either site specific plans or generic engineered plans, **you** will need to reach out to them, give them your name and address so they can pull up your order, and out those plans on order too.

Step 2: Permitting Requirements & Documentation

Once you have placed your deposit, you're ready to take the next step in the process, permitting, which is also the exciting part! I wish... Understandably this may seem like the biggest headache of the entire process but don't worry! Although we're not able to pull the permits for you, we are here to offer our knowledge and assist you in getting the plans that may be required for your local area from our installers. Reaching out to your local permitting office ahead of time and knowing what they require ahead of time can always help to make this step in the process as smooth as possible. Ask them for what type of plans they need to approve you - Generic plans? Site specific plans? Calculations? You will also want to ask if there are anything on those plans that is required. Besides the basics, typically they do not need extra, but always safe to ask. You will want to figure out if they have specific foundation requirements too (For example: For concrete installs you will need to ask how deep the footers need to be). Other than that, we are sure you may be adding electrical power, plumbing, heating & cooling, and other functional and cosmetic aspects that may need their attention so they can advise what's needed on those separate items. Please do not forget to order those plans you need as soon as possible as some types of plans take longer than others.

Step 3: Land Preparation

Whether you are putting your building on dirt, gravel, asphalt, or concrete, one of the most important steps is getting your land prepared for the arrival of your structure. This step should only be done once the permits for your building are fully approved to ensure that your building can be put up on your property in the first place, essentially protecting you from investing in a certain foundation type before you know if it will be allowed on your property per the

building department. While preparing your land, make sure that you abide by what your permitting office says and what the building requires so that your building is in compliance with your local ordinance's requirements, and it is structurally sound to accommodate the surrounding environment the building is installed on. Prior to the arrival of your building make sure as well that the area is clear of any obstructions within 3 - 6 feet (depends on size) and it is level within 1-3 inches. For Concrete we get a lot of questions on how to prep the concrete and you can follow the below:

For your concrete we will need:

- 4"-6" thick concrete pad
- at least the frame of your structure (WxL) if not larger at your discretion or per the permitting office
- Footer depth is determined by your city/county
- No predrilling anchor bolts as we use our own certified anchors and install them ourselves.
- Optional, but if you can do a concrete notch or Ratledge for your concrete to provide leak protection that would certainly be ideal. Ask your representative to explain further!

Step 4: Scheduling/Fabrication

One step closer to having the building completed and, on your property, would be the scheduling. The reason we can offer these buildings installed at such a great price point without sacrificing quality, is by putting them up in runs. Anywhere from 3-5 buildings will go out at one time to be installed in your local area and the installers move from one site to the next until each one is constructed. To do this logistically, we must make sure that all the steps prior to this point are complete before we can start the actual scheduling process. Once your building is on order, your permits have been cleared, and your site is completely ready for install, all you must do is reach out to the installers and they will be clear to begin their scheduling and manufacturing of your building! You need to call and email them as soon as the land is ready to go and if permits are approved. Your lead time does **NOT** start when you order the structure. It starts when you have verbally gotten confirmation from your installers and typically have sent over the photo of your install ready foundation site. Lead times are dynamic and ever changing so even if you are planning on preordering for the future, we highly recommend you complete this step-in advance to make sure everything is all set and you can look forward to smoother sailing for the remaining step of this process.

Step 5: Delivery/Installation

The final step in the process is the delivery and installation of your structure! Depending on the size of your building this could take a few hours to multiple days, but the great thing is with our process you don't have to lift a finger. Our installers will come out and put the building up while you can sit back, enjoy a beverage of your choice, and watch those long-awaited dreams come true. After completion of the project the installers will give you a walk-through of the building and you just must trade them the remaining balance for the keys to your building! Please note, some installers require the remaining balance upon delivery when they arrive, and others require payment before they leave your property and after completion of you dream structure.

If you have any questions or concerns, please contact your assigned representative to discuss your thoughts and inquiries



U.S. NATIONAL
Steel

Steel Building Quote

Prepared For

Aaron Lynch

EMAIL: aaron@ontheboat.net

PHONE: 775-848-3686

LOCATION:

Washoe County

NV

Prepared By
Chris Favoroso

1-877-506-8465

631 Lucerne Ave. Suite 201 Lake Worth Beach Fl 33460 TEL: 1-877-506-8465

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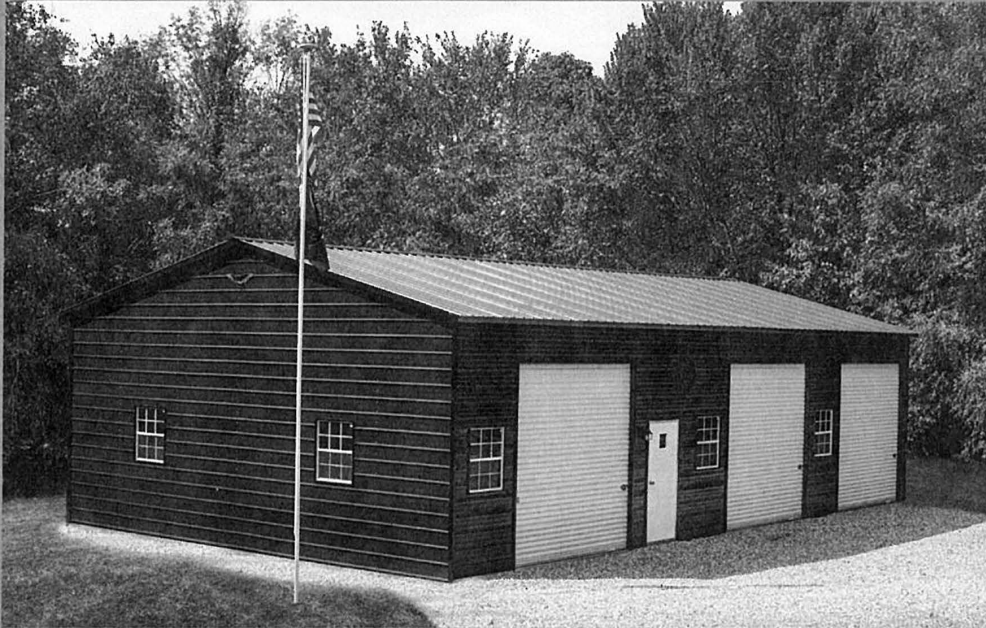
Project Costs



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What We Do



**100%
AMERICAN
STEEL
BUILDINGS**

U.S. National Steel Buildings was founded with the belief that one company can make a difference in how buildings are constructed today. Stronger and longer-lasting than wood while being more environmentally-friendly and faster to erect than a concrete building. This is how we arrived at our answer – 100% Recycled American Red Iron Steel which when combined with our proprietary pre-engineered support system results in the strongest, longest lasting, easiest to erect Steel Building in the industry.



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631 L Jcerne Ave Suite 201
Lake Worth Beach, FL 33460

Warranty

U.S. National Steel Buildings stands behind its buildings with a 40 Year Warranty on the roof and walls to provide our customers peace of mind. The factory design and detailed engineering of each and every building ensures that it will last a lifetime.

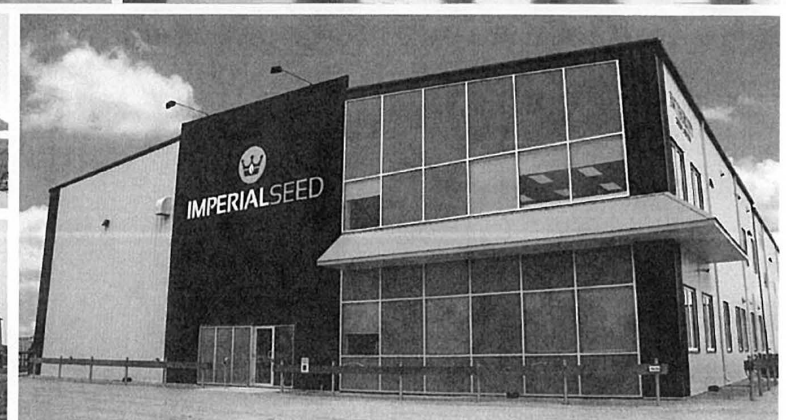
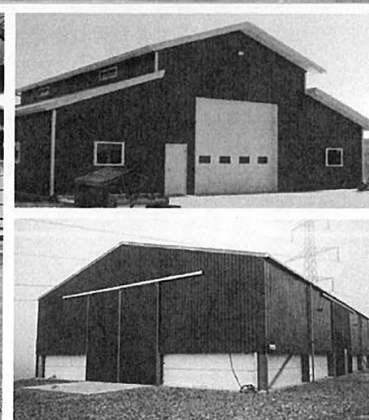
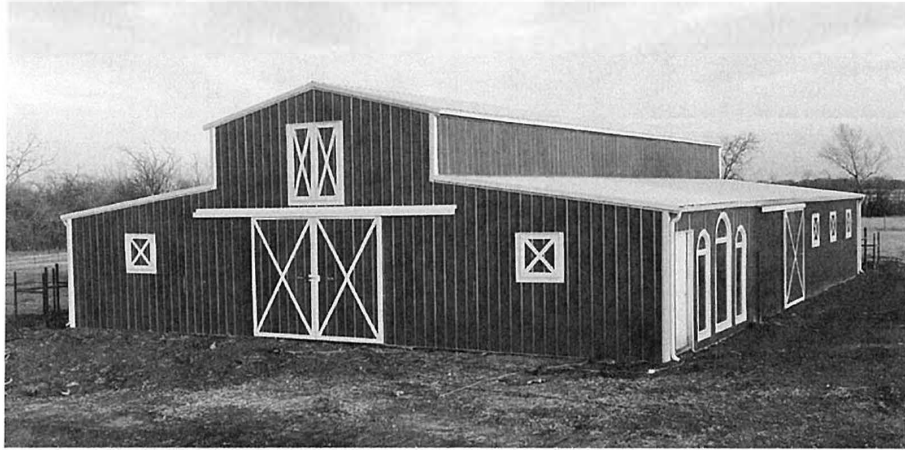


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Lake Worth Beach, FL 33460

Steel Is Strength

Every single project is unique, from dimensions to bracing to snow and wind load. This is why we at U.S. National Steel Buildings will assign one of our knowledgeable Project Managers to guide you through the process of customizing your very own Steel Building.



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Building Dimensions & Specs

Your Building Dimensions and Specifications are displayed on this page. Please take special note of the Snow Load (SPF) to ensure they match or exceed your local Building Department's building codes.

Building Dimensions

20x40x18

WIDTH

LENGTH

HEIGHT

Frame Gauge	ROOF SPECS	WALL SPECS
SIDE WALLS 29 GA	ROOF PITCH: 3:12	COLOR: TBD
END WALLS: 29 GA	ROOF PANELS: 29 GA	PBR PANELS: 29 Gauge

OPENINGS (Doors, Roll Ups, Windows)
(1) 14'X 14' Garage Roll Up
(1) 36"X 80" Walk In Door

GROUND SNOW	WIND LOAD
20 PSF	100 MPH



Project Notes

Structure Details
Style: Garage
Base Price: 20'x40'\$5,655.00
Installation Surface: Concrete
Roof: Black-Trim: Black
Gable End Wall: Quaker Gray
Side Wall: Quaker Gray
Gable Ends Deluxe (Wainscot): Quaker Gray
Side Walls Deluxe (Wainscot): Quaker Gray
Roof Style: A-Frame Vertical \$1,025.00
Roof Pitch: 3 / 12
Roof Overhang: 6"
Trusses: Standard
Gauge: 14-Gauge Framing
Brace: Standard Brace
Wind Warranty: 100mph Wind Warranty Package (Concrete)
Leg Height: 18'\$4,555.00
Left Side: Fully Enclosed \$1,212.50
Left Side Siding: Horizontal
Right Side: Fully Enclosed \$1,212.50
Right Side Siding: Horizontal
Front End: Fully Enclosed \$1,965.00
Front End Siding: Horizontal
Back End: Fully Enclosed \$1,965.00
Back End Siding: Horizontal
Roll-Up Doors 14' x 14' Roll-Up Door \$3,420.00
Walk-In Doors
Walk-In Door (36 x 80) \$380.00



Project Pricing

The table below details the costs associated with this project. The costs are payable via ACH or wire transfer once the document is signed electronically below.

ITEM		SUBTOTAL
Standard Building Cost		\$23,690
US National Steel Building Cost [Your Price]		\$21321
Freight and Installation		FREE

TAX:

Initial Deposit

TOTAL : \$3,198.15

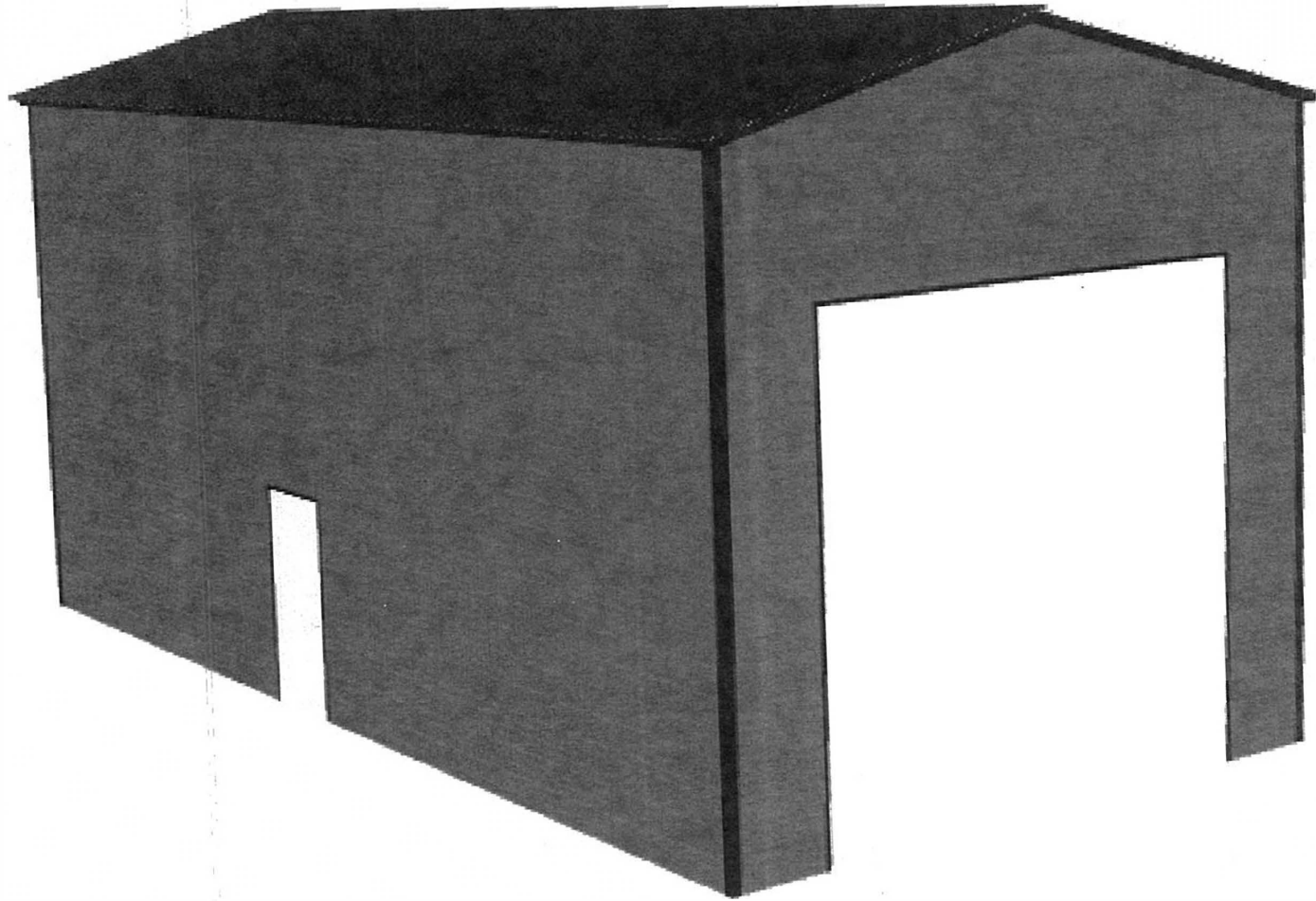
Balance Due

BALANCE: \$18,122.85

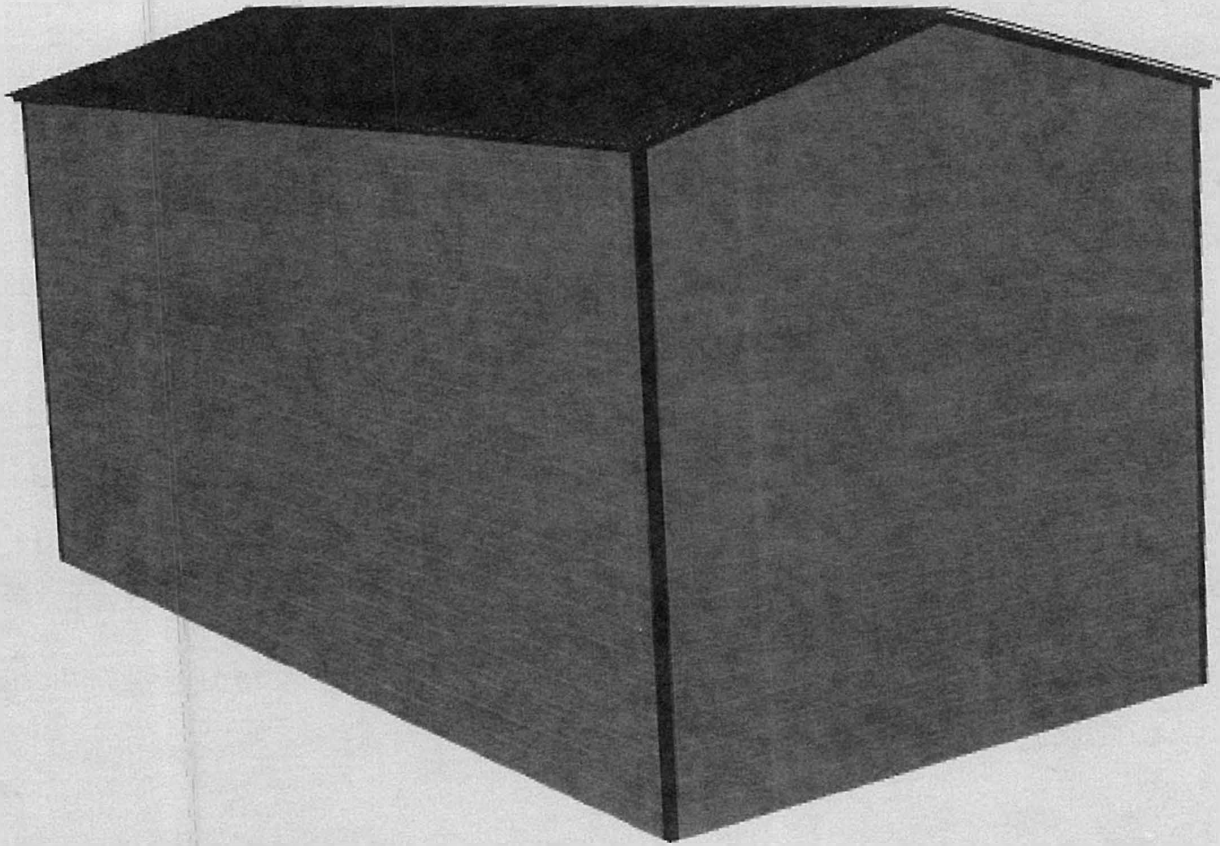
Steel Building Includes:

20 year Limited Rust Through Warranty
12 Gauge Framing
Vertical Roof Style Up to Any Length
Regular Style Up to 31' Long
Boxed Eave Style Up to 31' Long
Limited Lifetime Warranty on All Certified
Units for Wind and Snow Loads
Free Delivery and Installation
Free Permit Pull

20 year Limited Rust Through Warranty
On:
14 Gauge Framing
1 Year Workmanship Warranty From The
Date Of Installation
All warranties assume normal care and
maintenance using mild soap and water.
We do not recommend the use of any
harsh chemicals. Warranties are limited
and non-transferable.

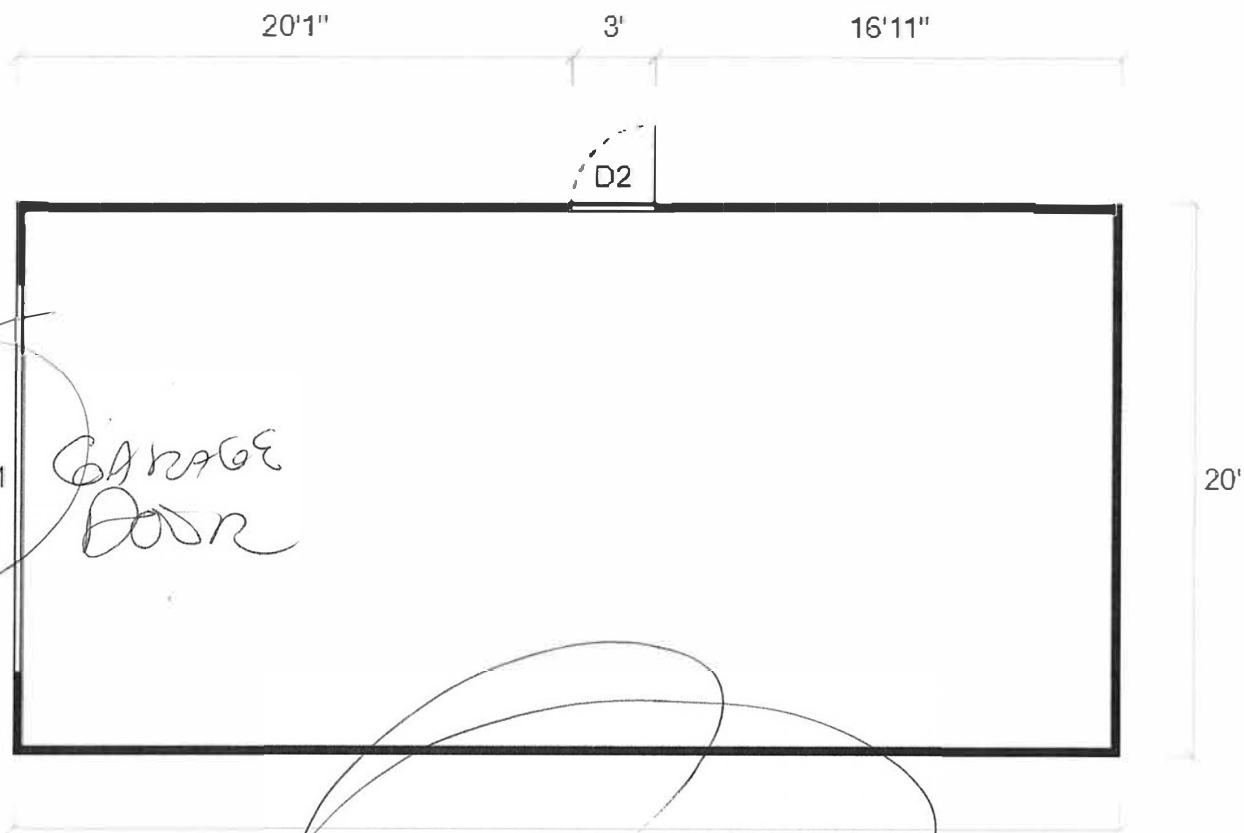


Garage
20' W x 40' L x 18' H






Garage
20' W x 40' L x 18' H

LEFT SIDE



FACING GARAGE DOOR

RIGHT SIDE

SYMBOL LEGEND	
	D1 14' x 14' Roll-Up Door
	D2 Walk-in Door (36 x 80)
	Closed Wall