



Board of Adjustment Staff Report

Meeting Date: April 6, 2017

Subject: Special Use Permit Case Number WSUP17-0002
Applicant: Carmelo Barajas-Ceja
Agenda Item Number: 9A
Project Summary: Approve a second residential dwelling unit on a .347 acre property
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Special Use Permit Case Number WSUP17-0002 (Ceja Second Home) – For possible action, hearing, and discussion by the Washoe County Board of Adjustment to approve a special use permit to allow an existing 800 square foot dwelling unit to become a detached accessory dwelling unit to a new 1,680 (approx.) square foot manufactured home which will be placed on the same lot.

- Applicant/Property Owner: Carmelo Barajas-Ceja
1260 Russell Way
Sparks, NV 89431
- Location: 5439 Woods Drive, Sun Valley
- Assessor's Parcel Number: 085-770-54
- Parcel Size: 0.347 acres (15,115 square feet)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS – maximum allowed density – 3 units per acre)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM,
Washoe County, NV

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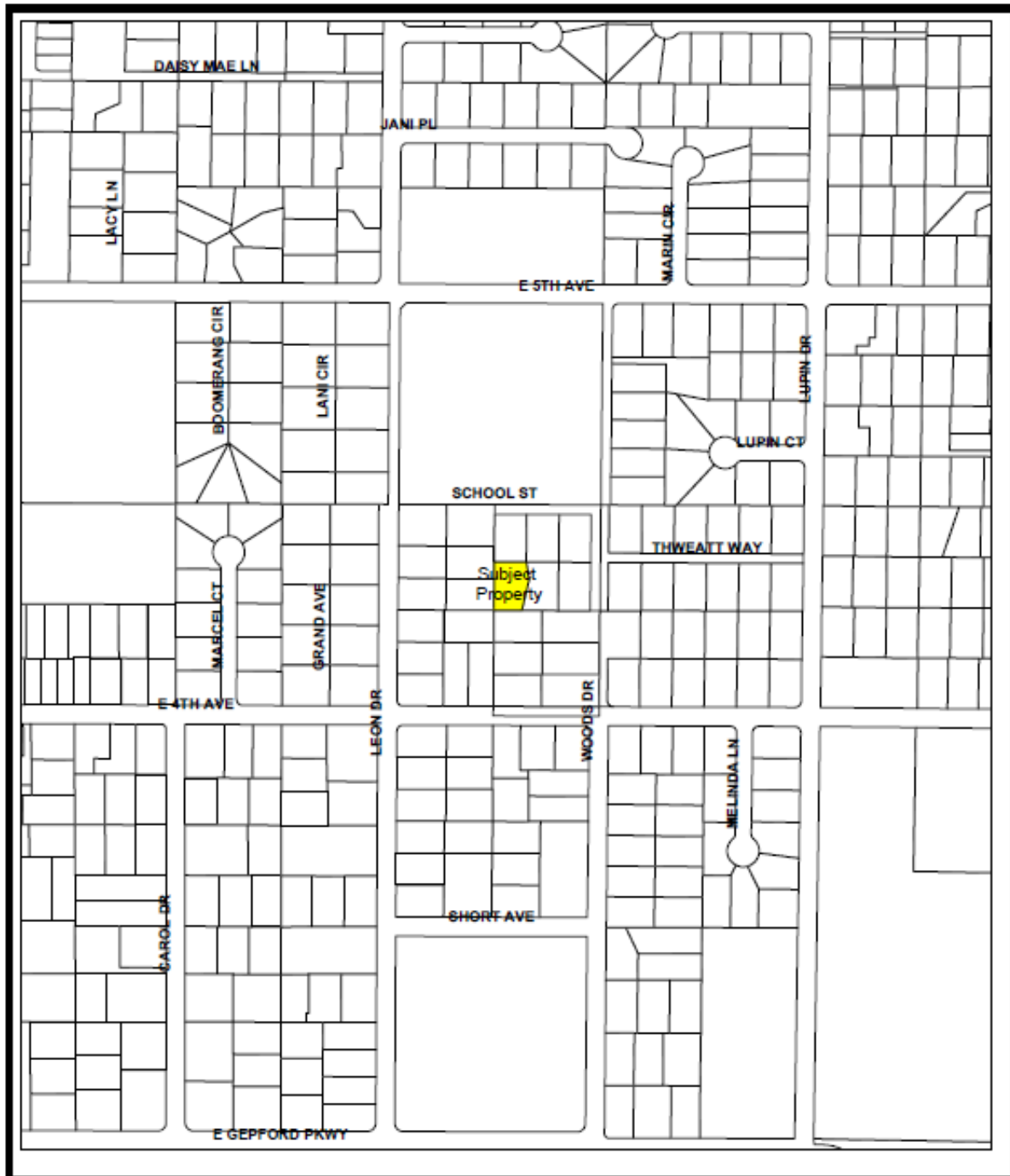
Special Use Permit


The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

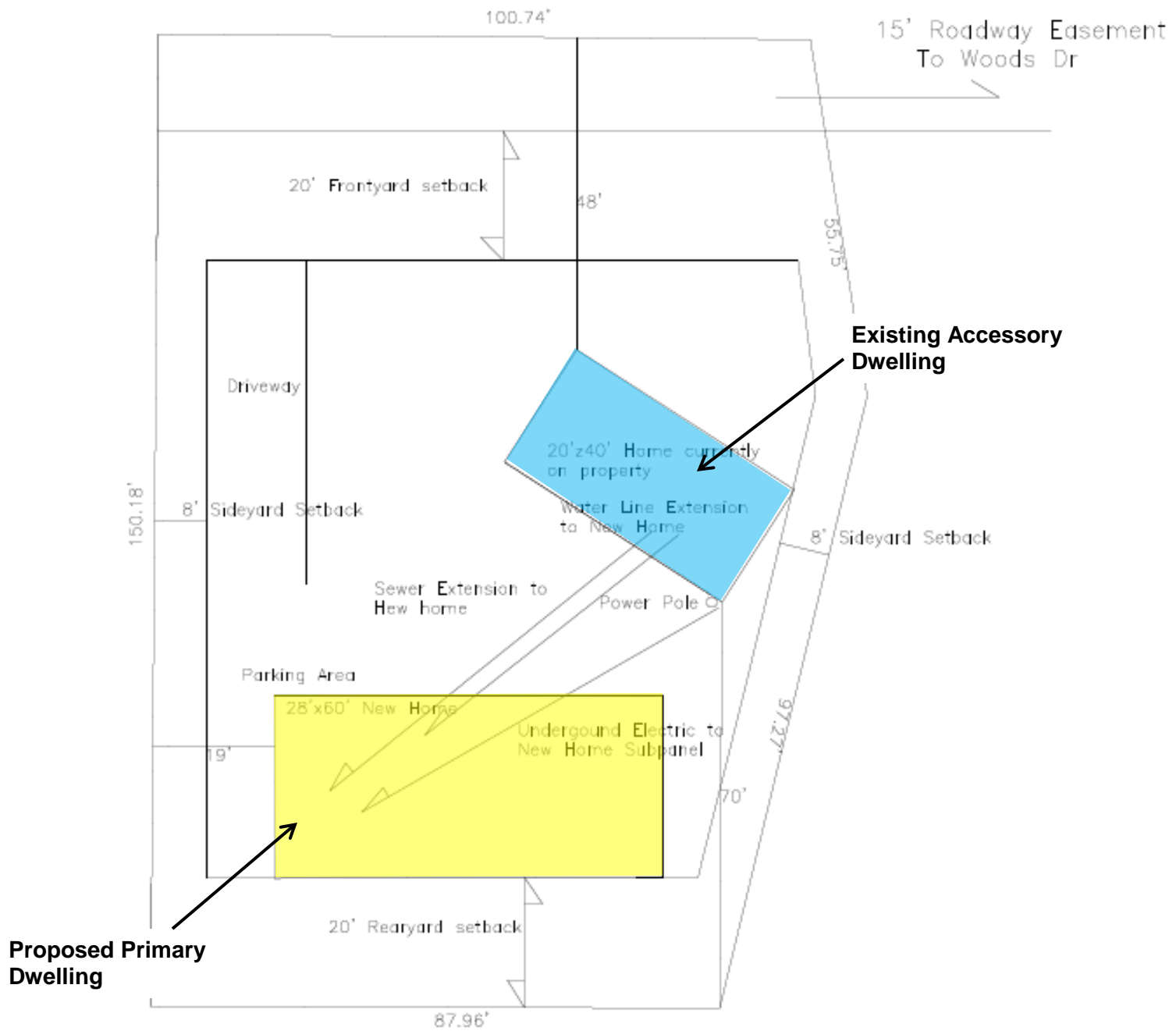
The Conditions of Approval for Special Use Permit Case Number WSUP-0002 are attached to this staff report and will be included with the Action Order if the special use permit is approved by the Board of Adjustment.

The subject property is zoned Medium Density Suburban (MDS). Detached Accessory Dwellings are a residential use type defined in WCC Section 110.304.15 and are allowed in the MDS zone but only with a Board of Adjustment special use permit per WCC Table 110.302.05.1. The applicant is therefore seeking approval from the Board of Adjustment of the proposed special use permit.



VICINITY MAP			Department of Community Services WASHOE COUNTY NEVADA <small>Post Office Box 11130 Reno, Nevada 89520 (775) 335-3800</small>
WSUP17-0002 Ceja Accessory Dwelling	<small>Source: Current Planning Program</small>		

Vicinity Map



Site Plan

Project Evaluation

The proposed project is a detached accessory dwelling of 800 square-feet to be located at 5439 Woods Drive in Sun Valley. The 800 square foot accessory dwelling is existing on the property and the applicants are asking to place a new 1,680 square-foot home on the property as the primary residence. Staff visited the site and concluded that there will be no substantive impact associated with the proposed request on the surrounding properties.

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Detached accessory dwellings are allowed in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and are permitted in the Low Density Rural (LDR), Medium Density Rural (MDR), High Density Rural (HDR), and Low Density Suburban (LDS) Regulatory Zones pursuant to the administrative review process and requirements of this section. A detached accessory dwelling is permitted in the Medium Density Suburban (MDS) Regulatory Zone subject to a special use permit reviewed by the Board of Adjustment. Any detached accessory dwelling unit must adhere to the following requirements:

- (a) A main residential unit exists and no other accessory dwelling unit has been established.
- (b) A minimum lot area of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards enumerated in Section 110.306.10(a).
- (d) Except for in the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a detached accessory dwelling unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house that was legally constructed prior to May 26, 1993 to a detached accessory dwelling unit.
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (g) Only one (1) accessory dwelling unit is allowed per parcel.

Sun Valley Citizen Advisory Board (SVCAB)

The proposed project is scheduled to be presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on April 3, 2017. Staff will provide the Board of Adjustment with a summary of the CAB's discussion at the April 6, 2017 BOA meeting.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Development Division
 - Planning and Development Division – Parks and Open Spaces
 - Engineering and Capital Projects Division – Land Development
 - Engineering and Capital Projects Division - Utilities
- Washoe County Health District
 - Environmental Health Services Division
 - Air Quality Management Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe Storey Conservation District

Two out of the nine above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the special use permit is approved by the Board.

- Washoe County Planning and Development Division addressed permitting and operational conditions.
Contact: Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us
- Washoe County Health District Division reviewed the project for Health District considerations.
Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

Staff Comment: The proposed detached accessory dwelling unit does not violate any of the goals and policies of the Washoe County Master Plan or the Sun Valley Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed detached accessory dwelling will connect to existing municipal water and sewer (Sun Valley General Improvement District), and electric and natural gas connections.

3. Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development.

Staff Comment: The proposed detached accessory dwelling will be located on a relatively large residential property (.34 acres) which has adequate size and services to support a detached accessory dwelling.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The low intensity of use together with the proposed location meeting all setbacks and the exterior design will ensure that the proposed detached accessory dwelling does not result in a significant detriment to the public health, safety or welfare.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military installations within 3,000 feet of the development or use, therefore the use is not detrimental to location, purpose or mission of any military installation.

Recommendation

Those agencies which reviewed the application either recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case Number WSUP17-0002 for Carmelo Barajas-Ceja, with the conditions of approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed

- roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
 4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
 5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Owner/Applicant: Carmelo Barajas-Ceja
1260 Russell Way
Sparks, NV 89431

Representatives: Ron Peek
990 Glendale Road
Sparks, NV 89431



Conditions of Approval

Special Use Permit Case Number WSUP17-0002

The project approved under Special Use Permit Case Number WSUP17-0002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 6, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development Division

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.

The following **Operational Conditions** shall be required for the life of the project:

- d. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- e. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
- f. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator

*** End of Conditions ***

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

March 8, 2017

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Ceja Second Home; APN 085-770-54
Special Use Permit; WSUP17-0002

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the Special Use Permit and has no objections to the approval of the project as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: March 24, 2017

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

12:30 p.m., Thursday, April 6, 2017

County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

RE: Special Use Permit Case Number WSUP17-0002 (Ceja Second Home) – For possible action, hearing, and discussion by the Washoe County Board of Adjustment to approve a special use permit to allow an existing 800 square foot dwelling unit to become a detached accessory dwelling unit to a new 1,680 (approx.) square foot manufactured home which will be placed on the same lot.

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- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM,
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3620
- E-mail: tlloyd@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment, Meetings, +2017**. Then click on the above referenced meeting date.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: WSUP17-0002	
Project Name: Ceja			
Project Description: Place second home on lot			
Project Address: 5439 Woods Dr			
Project Area (acres or square feet): 0.347 Acres			
Project Location (with point of reference to major cross streets AND area locator): Sun Valley Dr to 4th Ave to Woods Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-770-54	0.347		
Section(s)/Township/Range:			
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: Carmelo Barajas-Ceja		Name:	
Address: 1260 Russell Way, Sparks, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-420-0851	Fax:	Phone:	Fax:
Email: filicarmelo0726@gmail.com		Email:	
Cell: 775-420-0851	Other:	Cell:	Other:
Contact Person: Carmelo Barajas-Ceja		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Carmelo Barajas-Ceja		Name: Ron Peek	
Address: 1260 Russell Way, Sparks, NV		Address: 990 Glendale Rd, Sparks, NV	
Zip: 89431		Zip: 89431	
Phone: 775-420-0851	Fax:	Phone: 775-846-5805	Fax:
Email: filicarmelo0726@gmail.com		Email: peekrm@aol.com	
Cell: 775-420-0851	Other:	Cell: 775-846-5805	Other:
Contact Person: Carmelo Barajas-Ceja		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Carmelo Baratas ceta

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, Carmelo Baratas ceta
(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 Development.

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

Assessor Parcel Number(s): 085-770-54

Printed Name Carmelo Baratas ceta

Signed Carmelo Baratas

Address 1260 Russell way Sparks

Subscribed and sworn to before me this
6th day of February 2019

(Notary Stamp)

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

My commission expires: May 6, 2019



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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P O Box 30039, Reno, NV 89520-3039
ph (775) 328-2510 fax (775) 328-2500
Email tax@washoecounty.us

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID 08577054	Status Active	Last Update 2/9/2017 2:10:09 AM
Current Owner: CEJA, CARMELO B 1260 RUSSELL WAY SPARKS, NV 89431	SITUS: 5439 WOODS DR WCTY NV	
Taxing District 4020	Geo CD:	
Legal Description		
Township 20 Lot 4 SubdivisionName _UNSPECIFIED Range 20 Section Block		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$295.61	\$295.61	\$0.00	\$0.00	\$0.00
2015	\$297.39	\$297.39	\$0.00	\$0.00	\$0.00
2014	\$288.62	\$288.62	\$0.00	\$0.00	\$0.00
2013	\$279.22	\$285.54	\$0.00	\$0.00	\$0.00
2012	\$268.00	\$268.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Special Use 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Place a second home on the property

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

Front home and small shed will remain on property. Utilities extended

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?

Foundation put it, and utilities extended

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

Extension of utilities, foundation, placement of home on foundation. 6 months

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?

Home will be within setbacks and driveway suitable for 2 extra cars

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

Additional living space and privacy for home owner's family

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

No anticipated negative impacts

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

None

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

2 additional parking spaces

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

Additional landscaping around home, garden/flowering shrubs

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.)

None

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use 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	Sun Valley GID
b. Electrical Service	Nevada Power
c. Telephone Service	
d. LPG or Natural Gas Service	Nevada Power
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	
g. Water Service	Sun Valley GID

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:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

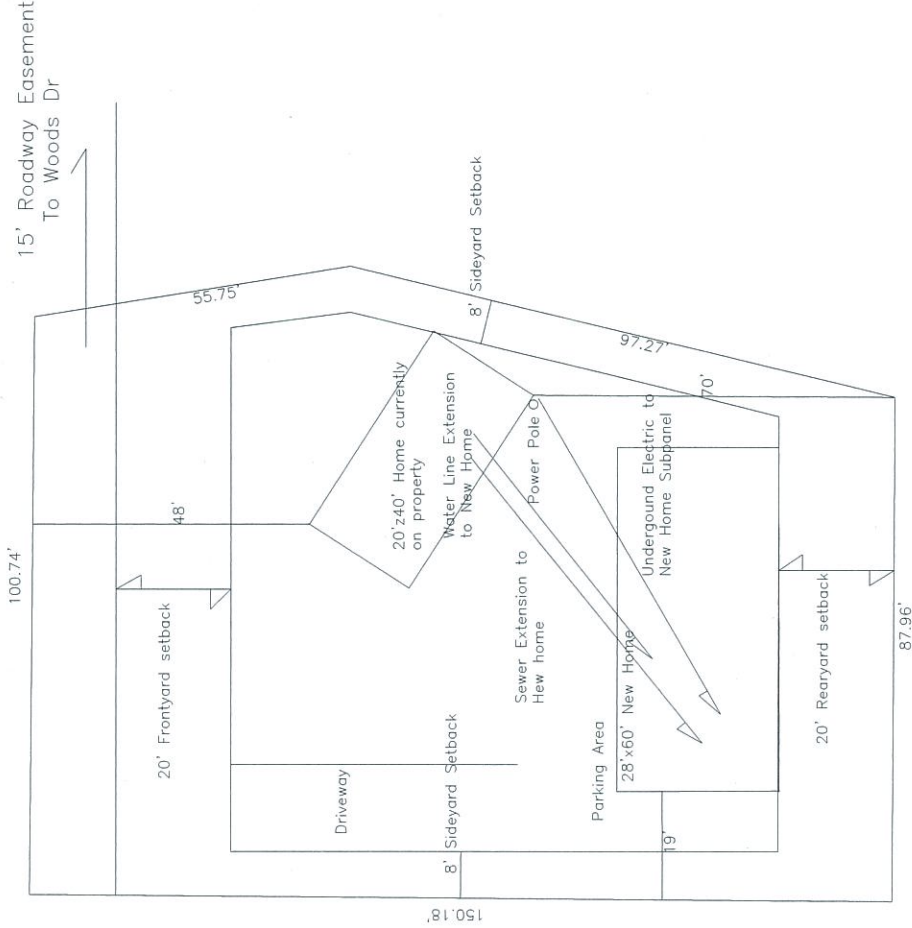
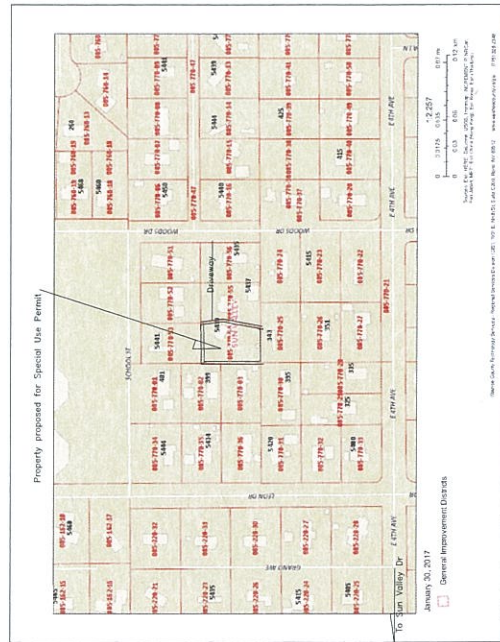
14. Community Services (provided and nearest facility):

a. Fire Station	110 Quartz Ln
b. Health Care Facility	
c. Elementary School	School Drive
d. Middle School	Sparks
e. High School	Hug
f. Parks	
g. Library	
h. Citifare Bus Stop	

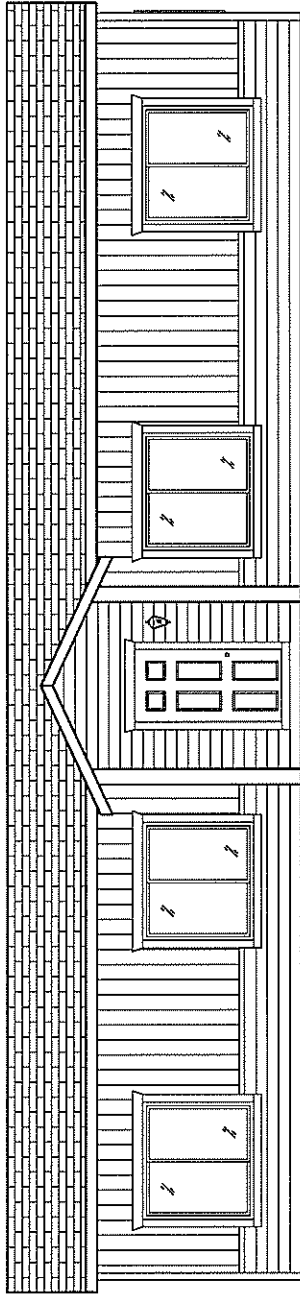


Scale: 1" = 10'

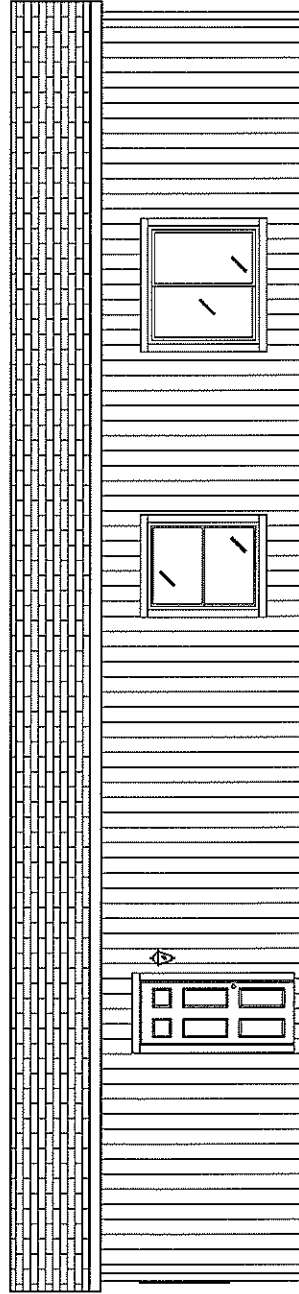
Date: 02/07/2017



<p>General Notes</p> <p>Owner: Carmelo Ceja Address: 5439 Woods Dr APN 085-770-54</p> <p>All utilities exist on property and will be connected to both homes. Power supply on the property will be increased to 200 Amp service. Water and sewer are serviced by Sun Valley GD.</p> <p>Property is flat, no import or export of material, no cut and fill. No wetlands nearby nor critical buffer zones. Property is not in flood zone.</p> <p>Prepared for Carmelo Ceja by Ron Peek Phone: 775-846-5805 Email: peekrm@aol.com</p>		<table border="1"> <tr> <th>No.</th> <th>Revisions/Issue</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Revisions/Issue	Date			
No.	Revisions/Issue	Date						
<p>Project Name and Address</p>		<p>Sheet</p> <p>01</p>						
<p>Project Name and Address</p> <p>Carmelo Ceja 5439 Woods Dr Sparks, NV</p>		<p>Project</p> <p>City</p> <p>Date</p> <p>Scale</p> <p>As Noted</p>						



FRONT SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION

FLETHOOD HOMES

NAUPA
230

PROJECT NAME

WAVERLY CREST

MODEL NO.

28563W

DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWN BY: AIVAR K.

DATE: 05/20/13

BY:

REV.

EE.1

B

23NC28563W

Example only: Updated elevations to be provided