



Board of Adjustment Staff Report

Meeting Date: December 6, 2018

Agenda Item: 8B

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN18-0005 (Nay Accessory Structure)

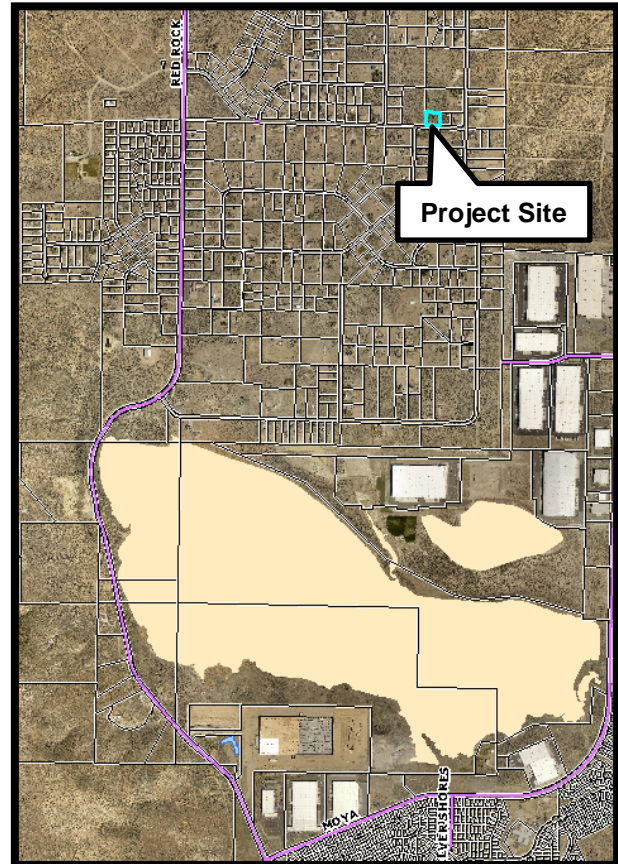
BRIEF SUMMARY OF REQUEST: To allow the construction of a 4,000 square foot detached accessory structure that is larger than the main dwelling.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an Administrative Permit to allow the construction of a 4,000 sq. ft. detached accessory structure (approx. 16 ft. high hobby shop and RV/boat storage with electrical connection but no plumbing fixtures) that has a larger building footprint than the main dwelling (1,725 sq. ft.) on the same parcel of land.

Applicant/Property Owner: Charles & Nicole Nay
Location: 10205 Silver Knolls Blvd
APN: 086-212-11
Parcel Size: ±1.15
Master Plan: Suburban Rural (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: North Valleys
Citizen Advisory Board: North Valleys
Development Code: Authorized in Article 300 Accessory Uses and Structures; Article 808 Administrative Permits
Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 with conditions Administrative Permit Case Number WADMIN18-0005 (Nay shop/garage), having made all four required findings in accordance with Washoe County Code Section 110.808.25.

(Motion with Findings on Page 9)

Staff Report Contents

Administrative Permit Definition 3
Vicinity Map 4
Project Evaluation 8
North Valleys Citizen Advisory Board (NVCAB) 8
Reviewing Agencies..... 8
Staff Comment on Required Findings 9
Recommendation10
Motion10
Appeal Process10

Exhibits Contents

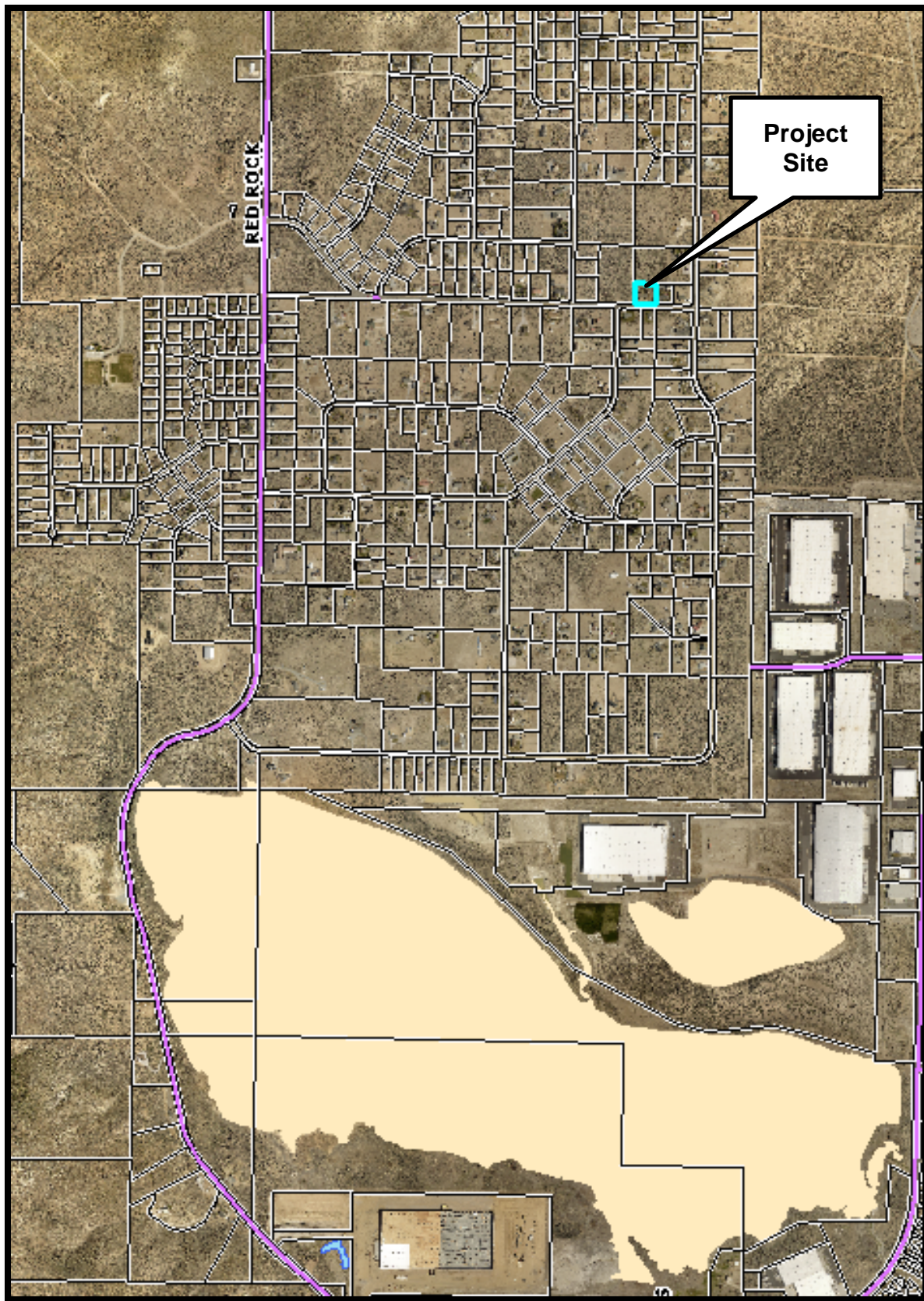
Conditions of ApprovalExhibit A
Noticing MapExhibit B
North Valley Citizen Advisory Board Comment Exhibit C
Project Application Exhibit D

Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case Number WADMIN18-0005 is attached to this staff report and will be included with the Action Order if approved by the Board of Adjustment.

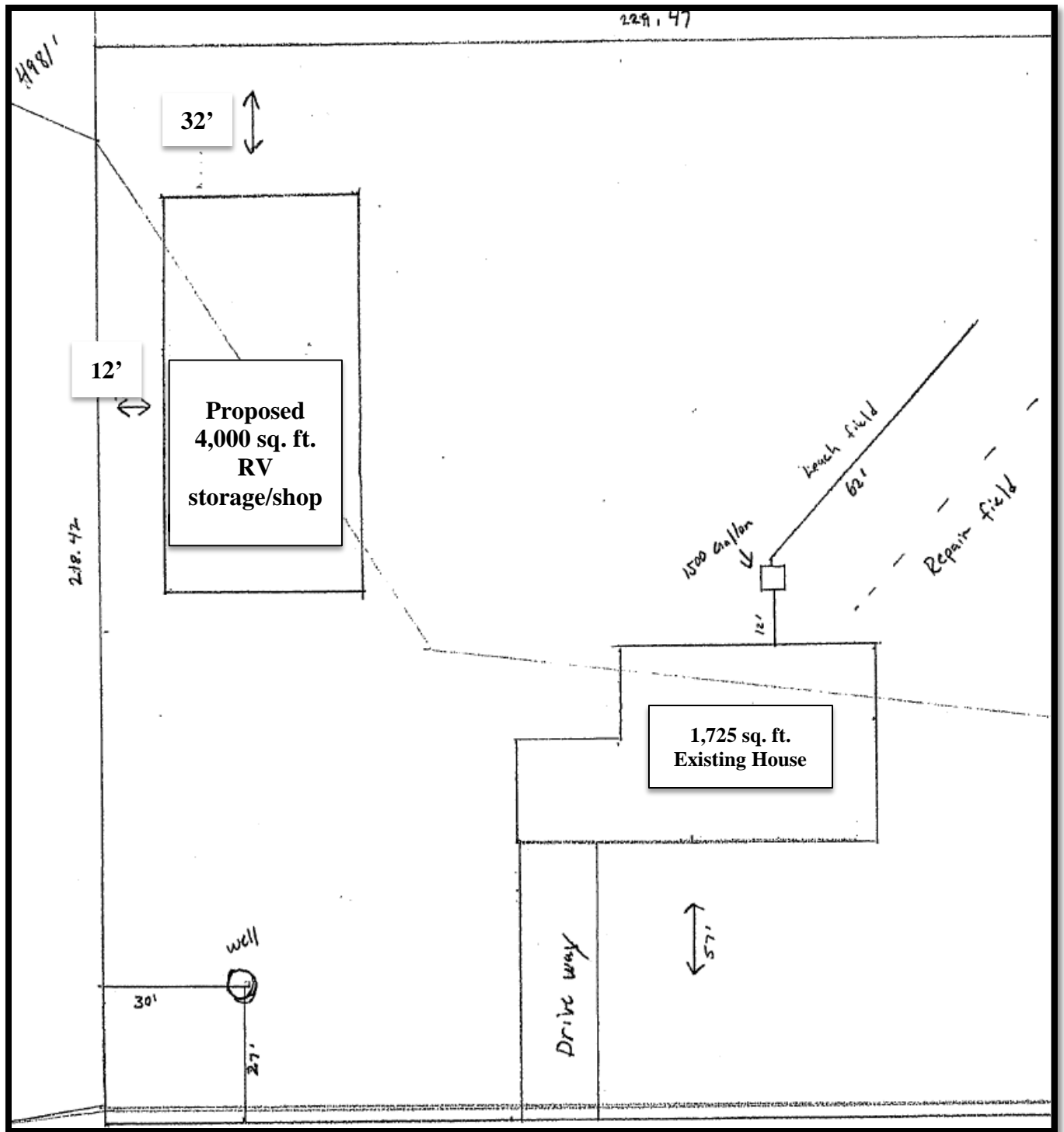
The Washoe County Development Code (WCC) Chapter 110 Section 306.10(d) allows a detached accessory structure with a larger building footprint than the existing main structure with an approval of an Administrative Permit. The only parcels exempt from this requirement are parcels with a regulatory zoning of General Rural (GR) and are over 40 acres or parcels with a regulatory zoning of Commercial or Industrial. The applicant is seeking approval of the Administrative Permit to meet this section of the code.



Vicinity Map



Vicinity Map



Site Plan



Project site looking east



Project site looking north

Elevations

Project Evaluation

The applicant is seeking to construct a metal detached accessory structure adjacent to the existing main dwelling in the northwest corner of the ±1 acre property at 10205 Silver Knolls Blvd. The structure is proposed to be used as a hobby shop and RV/boat storage with electrical connection but no plumbing fixtures. The detached accessory structure is proposed to be 50 feet by 80 feet (4,000 square-feet) in size and 16 feet tall. The main residential dwelling on the parcel is 1,725 square-feet in size. Washoe County Code (WCC) section 110.306.10(d) requires the approval of an Administrative Permit for a detached accessory structure that is larger than the main dwelling on the parcel.

The property has a regulatory zoning of Low Density Suburban (LDS) and the setback requirements are 30 feet in the front and rear yards and 12 feet in the side yards. The proposed structure is to be located in the rear of the property 32 feet from the rear property line and 12 feet from the side property line to the west. The proposed location of the structure satisfies the required LDS setbacks. The property to the west is vacant. There is a residence on the property to the north, and that house will be approximately 540 feet away from the proposed accessory structure.

There are other large detached accessory structures in the vicinity of the subject site. Several surrounding properties either have large barns or have similar large metal structures. The topography of the subject site and the surrounding area is essentially flat. Visual impacts should be minimal as there are no significant views from adjacent properties in jeopardy of being blocked.

The applicant is proposing to paint the structure to eliminate any potential reflecting glare. At present, the sides of the structure are proposed to be gray and the roof a charcoal color. It is the opinion of staff that any potential impacts associated with the construction of the proposed detached accessory structure are minimal. Staff believes that with conditions of approval, the findings can be made for approval of the Administrative Permit request.

This application was originally scheduled to be heard by the Board of Adjustment on May 3, 2018, however, a 25 foot private roadway easement was discovered along the west side of the property and the easement would impact the location of the proposed accessory structure. The applicant was able to vacate the easement between the private property owners. The accessory structure can now be located where it was originally proposed and the applicant is now proceeding with the Administrative Permit application.

North Valleys Citizen Advisory Board (NVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board (CAB) meeting. However, the CAB was noticed of the application and a comment card was received (see Exhibit C). No other correspondence was received.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Engineering and Capital Projects Division
 - Planning and Building Division
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Two of the six 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 Administrative Permit is approved by the Board.

- Washoe County Planning and Building Division is recommending approval of this application subject to development conditions.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division is recommending approval of this application subject to development conditions.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the 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 North Valleys Area Plan.

Staff Comment: There are no action programs, policies, standards and maps of the Master Plan or the North Valleys Area Plan that prohibit the construction of a detached accessory structure or which limits the size and/or materials used in the construction of the structure.

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 requested detached accessory structure does not create additional demand for utilities, roadway improvements, sanitation, or water supply. Drainage and other necessary facilities will be provided at the time of issuance of a building permit, and the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made.

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

Staff Comment: The 1.15 acre site contains ample room to accommodate the structure and the site is essentially flat without identified drainage issues or flood concerns. In addition, large detached accessory structures are common in the immediate vicinity of the subject property.

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: There are similar structures located in the vicinity; therefore, 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.

Staff Comment: There is no military installation within the required noticing distance for this application; therefore, this finding is not required to be made.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comment. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN18-0005 is being recommended for approval with conditions.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN18-0005 for Charles and Nicole Nay, with the conditions of approval attached as Exhibit A to this matter, having made all four required findings in accordance with Washoe County Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys 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 structure 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;

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 original 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Property Owner: Charles and Nicole Nay
10205 Silver Knolls Blvd.
Reno, NV 89508
Email: nayexcavation@yahoo.com



Conditions of Approval

Administrative Permit Case Number WADMIN18-0005

The project approved under Administrative Permit Case Number WADMIN18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 6, 2018. 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 Administrative 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 Building Division.

Compliance with the conditions of approval related to this Administrative 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 Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative 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 Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by Planning and Building.
- 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.
- d. The exterior of the metal building shall be finished / treated or painted to prevent reflecting light and glare.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.

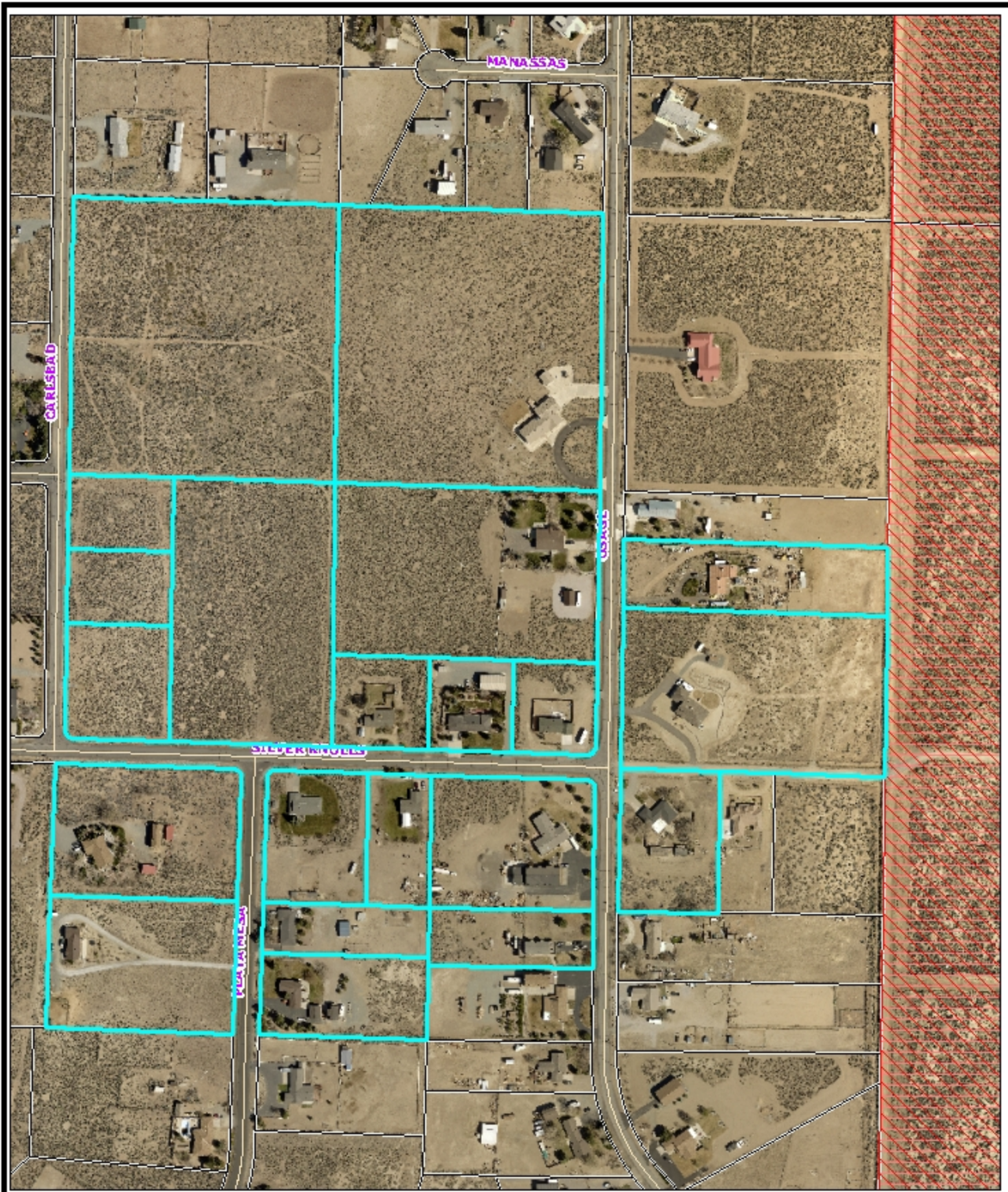
Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name –Leo Vesely, 775.328-2313, lvesley@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Any necessary grading shall comply with Washoe County Code Chapter 110, Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.

*** End of Conditions ***



WADMIN18-0005 (Nay Accessory Building)
21 Property Owners Noticed



0 250 500

Feet

Date: April 2018

Community Services
Department



Post Office Box 11100
Reno, Nevada 89506



Washoe County Citizen Advisory Boards

CAB Member Worksheet

Citizen Advisory Board: North Valleys

Meeting Date (if applicable): N/A

Topic or Project Name (include Case No. if applicable): WADMIN18-0005

(Way Shop/Garage)

Washoe County Planner Julee Olander

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

I drove the neighborhood on 4/7/18 and noted quite a few shop/garages/carports. If the size, color, height meet existing codes I see no problem.

Suggested alternatives and/or recommendations:

Recommend approval

Name Jean Harris Date: 4/7/2018

(Please Print)

Signature: Jean Harris

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendized discussions held at your regular CAB meetings.****

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Herman

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491 **WADMIN18-0005**

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.

| | | | |
|---|--------------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: <i>Day Outbuilding</i> | | | |
| Project Description: <i>hobby shop and ^{boat} 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). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| 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: | |
| Applicant/Developer: Charles Day | | Other Persons to be Contacted: | |
| 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: | |
| 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: 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]

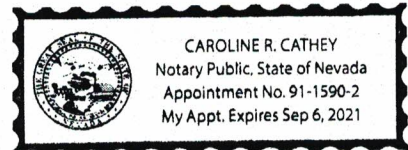
Address 10205 Silver Knolls Blvd
Reno, NV 89508

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]

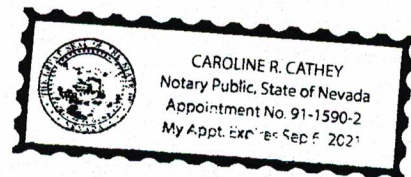
Address 10205 Silver Knolls Blvd
Reno, NV 89508

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 (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
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 |
|------------------------------|--|

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 # | 0 | acre-feet per year | 0 |
| d. Certificate # | 0 | acre-feet per year | 0 |
| e. Surface Claim # | 0 | acre-feet per year | 0 |
| f. Other, # | 0 | acre-feet per year | 0 |

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):

| |
|--------------|
| 0 |
|--------------|

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?

| |
|--|
| |
|--|

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:

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

AUTO
 :895071:

CHARLES & NICOLE NAY
 PO BOX 9067
 RENO NV 89507

Description:

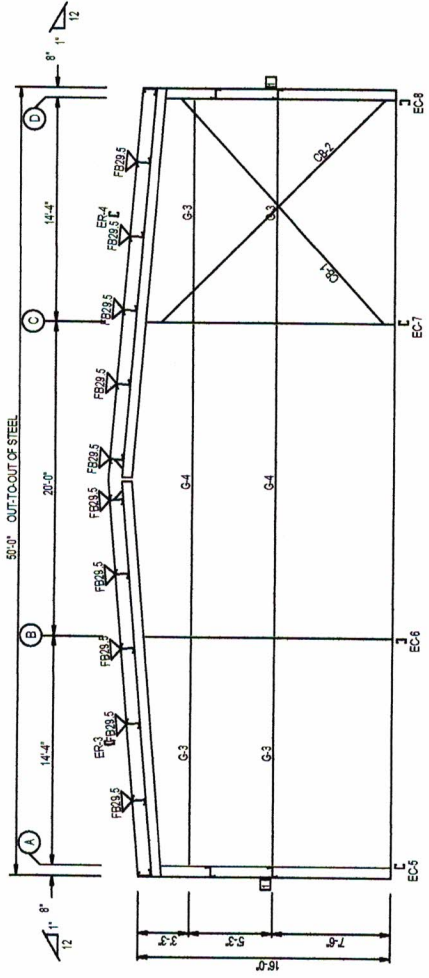
Situs: 10205 SILVER KNOLLS BLVD
 WASHOE COUNTY

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

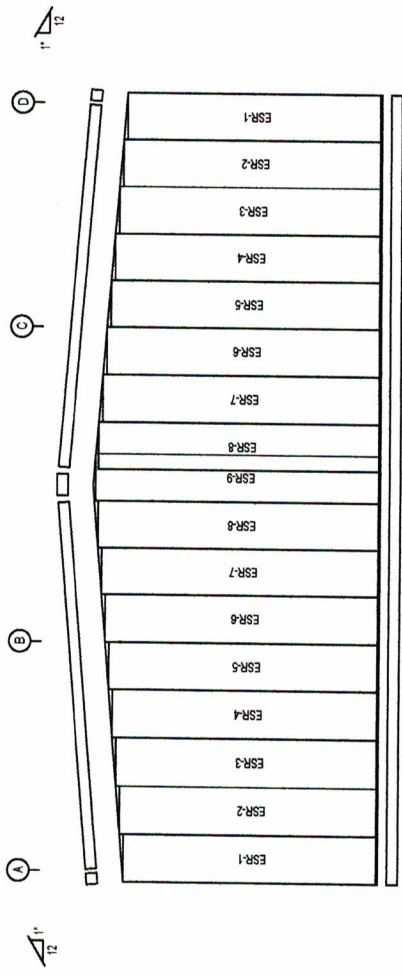
| Current Charges | | | | | | | | | |
|---------------------|------|-------------|------|------------|----------|----------|----------|----------|---------|
| PIN | Year | Bill Number | Inst | Due Date | Charges | Interest | Pen/Fees | Paid | Balance |
| 08621211 | 2017 | 2017089905 | 1 | 08/21/2017 | 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 | DIA |
| ER-3ER-4 | 4 | A325 | 5/8" |
| Column/Bolt | 4 | A325 | 5/8" |
| FLANGE BRACE TABLE | | | |
| FRAME LINE 4 | QUAN | TYPE | LENGTH |
| | 1 | FR20.5 | 12'-5 1/2" |
| | 1 | FR20.5 | 12'-5 1/2" |
| CONNECTION PLATES | | | |
| | 1 | PL 1/2 W/20.5 | |
| | 1 | SS-5 | |



ENDWALL FRAMING: FRAME LINE 4

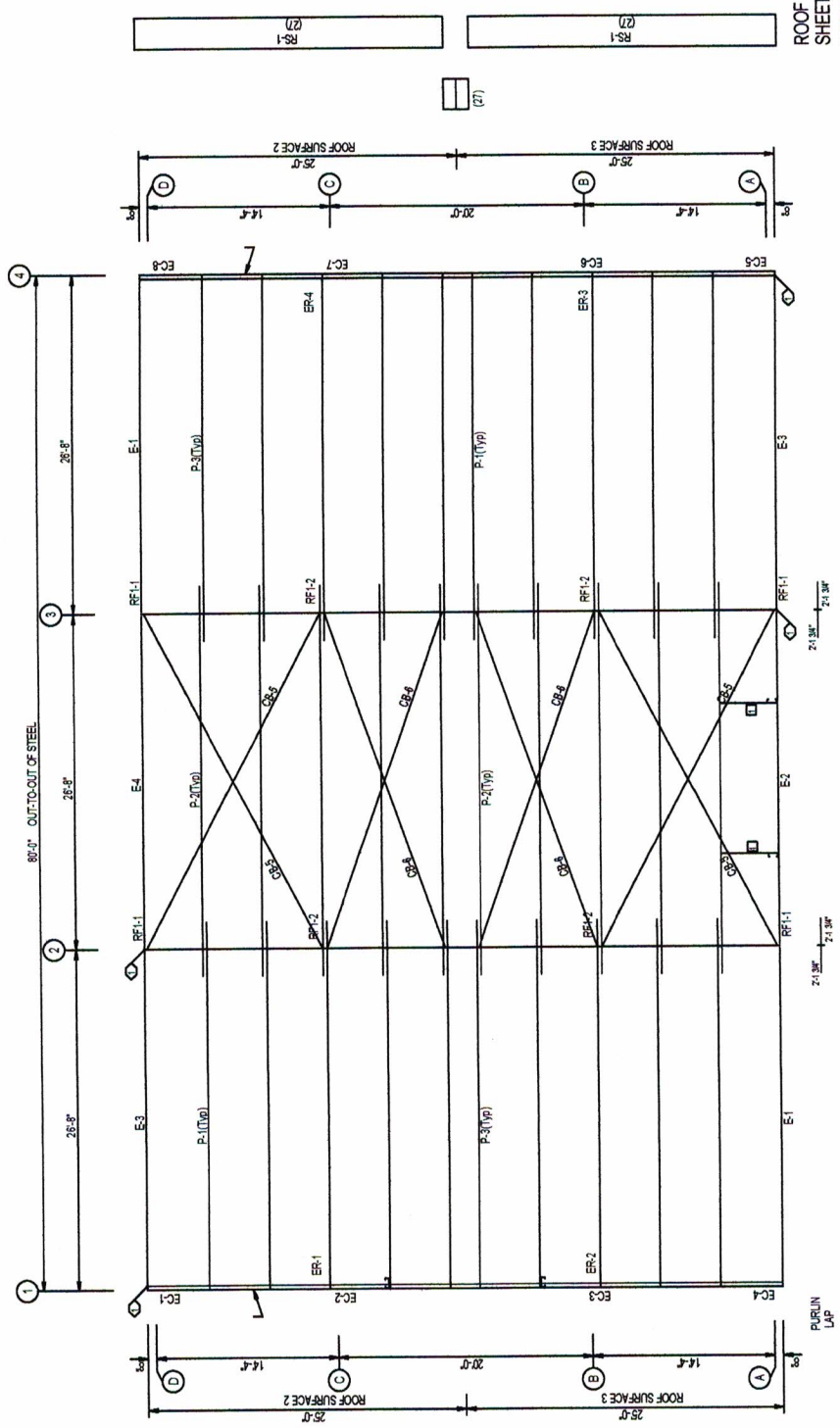


ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 25 Ga. PR, Polyr White

NOT FOR CONSTRUCTION

| | | | | | | | | | | | |
|-------------------|---|-------------------|---|------|------|--------|---|--------|---|-------|---|
| SPEC. BOLTS | | SPEC. PLATE QUAN. | | TYPE | | DA | | LENGTH | | WASH. | |
| 1 | 1 | 2 | 2 | A325 | 1/2" | 1 1/2" | 2 | 2 | 2 | 2 | 2 |
| CONNECTION PLATES | | | | | | | | | | | |
| ROOF PLAN | | | | | | | | | | | |
| PART | | | | | | | | | | | |
| SUB | | | | | | | | | | | |

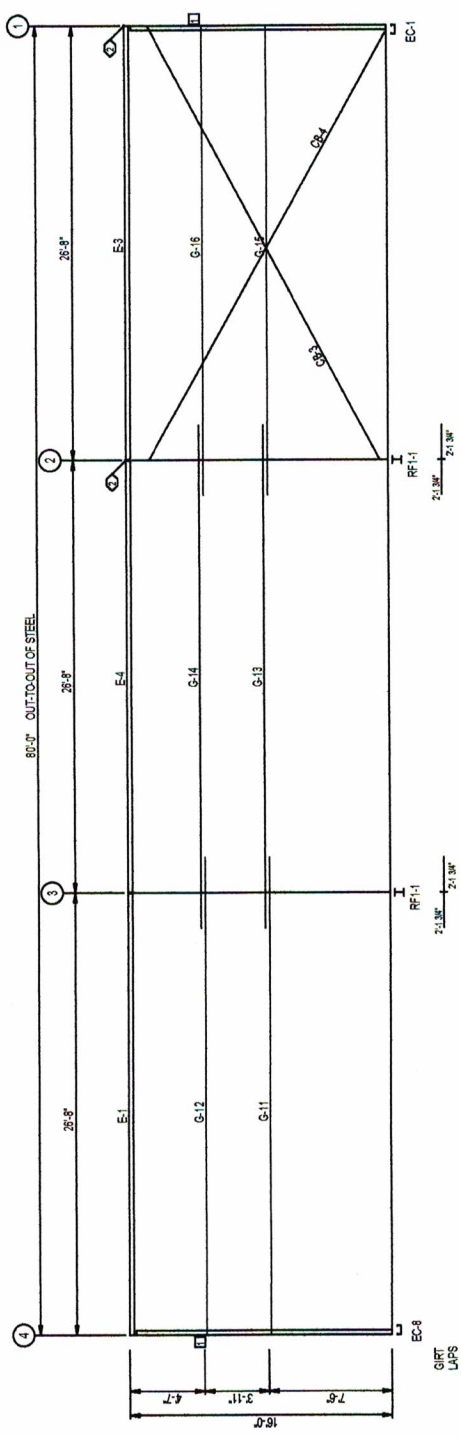


ROOF FRAMING PLAN

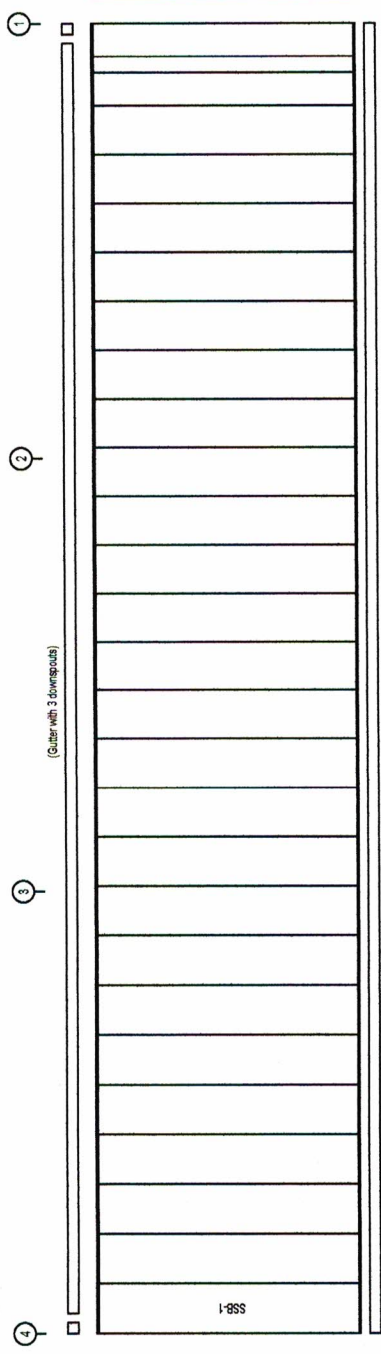
ROOF SHEETING
 PANELS: 26 Ga. PR
 Galvalume

NOT FOR CONSTRUCTION

| | | | | | |
|-------------------|---|--------------|-----|-------|---|
| SPECIAL BOLTS | | LENGTH | | WASH. | |
| 2 | 2 | ASB | 17" | 2 | 2 |
| CONNECTION PLATES | | FRAME LINE D | | | |
| FRAME LINE D | | 1-1 | | SSS | |



SIDEWALL FRAMING: FRAME LINE D



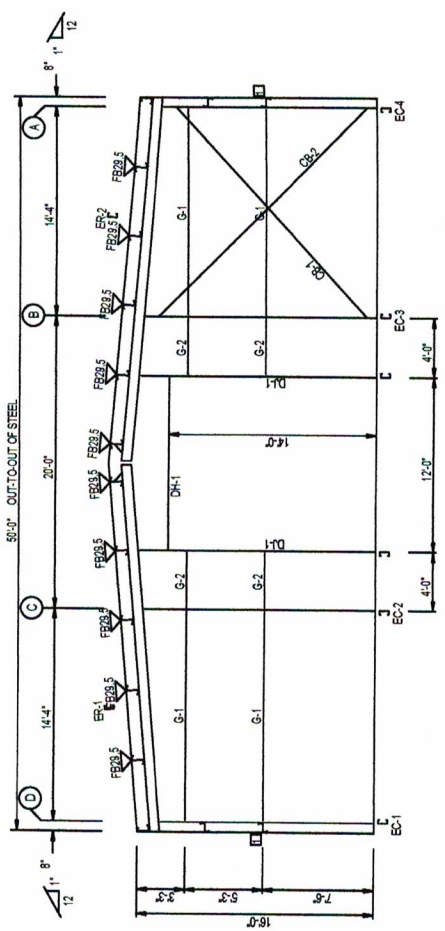
SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. PR - Polar White

NOT FOR CONSTRUCTION

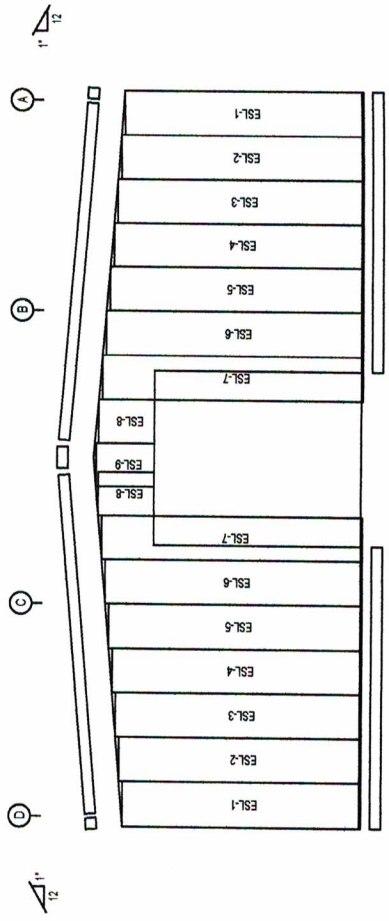
| BOLT TABLE | | | |
|------------|------|------|--------|
| QUAN. | TYPE | DIA. | LENGTH |
| 4 | A325 | 5/8" | 13/4" |
| 2 | A325 | 5/8" | 1 1/2" |

| PLATE REFERENCE TABLE | | | |
|-----------------------|----------|-----------|----------|
| PLATE MARK | LENGTH | THICKNESS | LOCATION |
| FR-1 | 2-5 1/2" | 1/2" | FR-1 |

| CONNECTION PLATES | | | |
|-------------------|--------------|--------------|--------------|
| FRAME LINE 1 | FRAME LINE 2 | FRAME LINE 3 | FRAME LINE 4 |
| 1 | 1 | 1 | 1 |



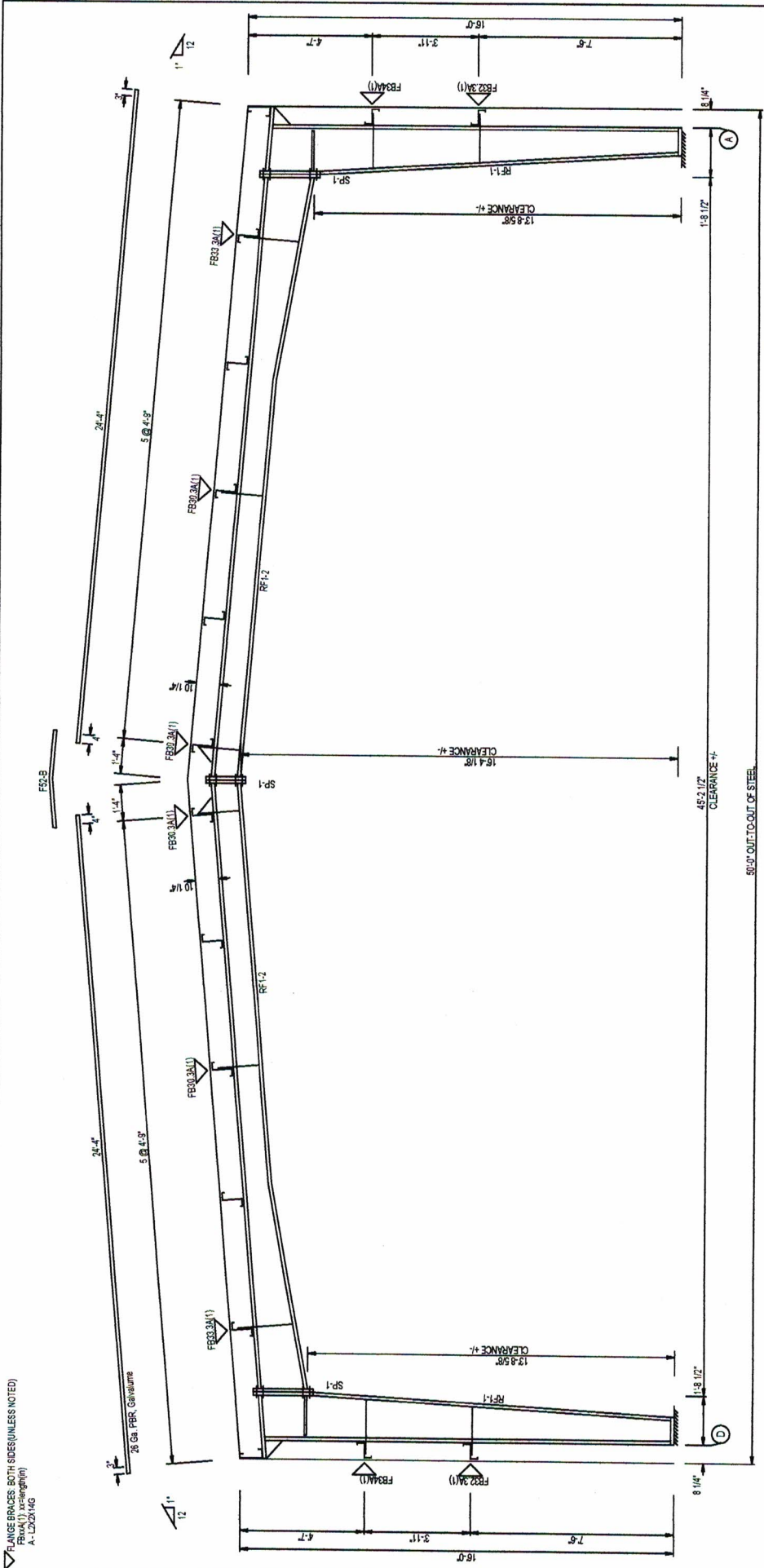
ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 25 Ga. PR - Pair/Wide

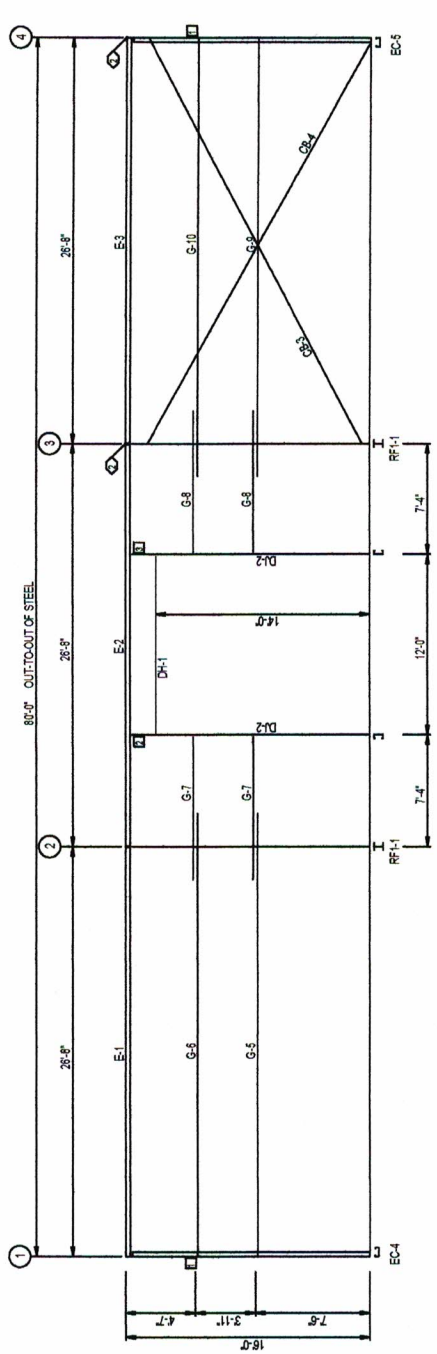
NOT FOR CONSTRUCTION



RIGID FRAME ELEVATION: FRAME LINE 2 3

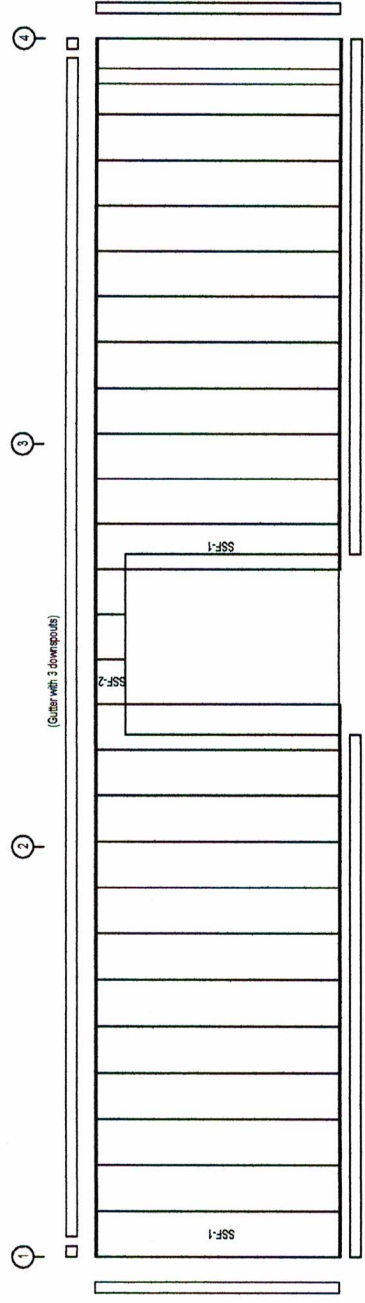
NOT FOR CONSTRUCTION

| | | | | | | |
|-------------------|--|-------|------|------|--------|------|
| SPECIAL NOTES | | QUAN. | TYPE | DA | LENGTH | WASH |
| 2 | | 2 | A36 | 1/2" | 114' | 2 |
| CONNECTION PLATES | | | | | | |
| FRAME LINE A | | | | | | |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |



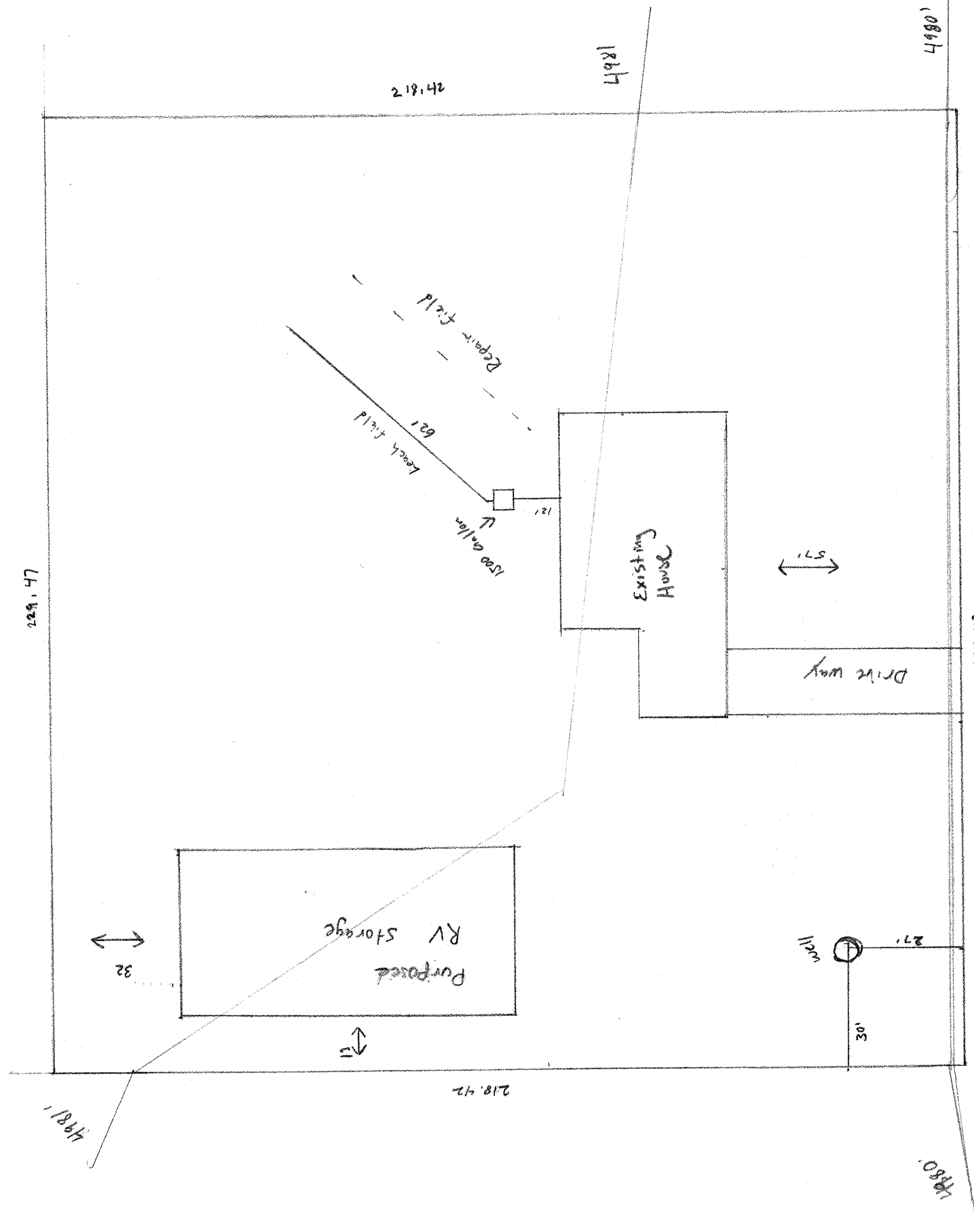
GIRT LAPS

SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. PF - Polar White

NOT FOR CONSTRUCTION



Scale 1" = 20'

| | | |
|------------------------|--------------------------|---------------|
| Site Plan | 10205 Silver Knolls Blvd | Reno NV 89508 |
| Purposed 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
www.SierraBuildings.com

SIGNATURE® 200 Standard Colors SILICONIZED POLYESTER



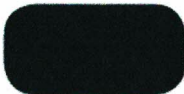
metallic.com



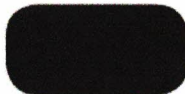
HAWAIIAN BLUE *
SR 32 SRI 35



CRIMSON RED *
SR 33 SRI 34



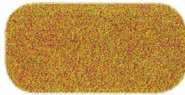
FERN GREEN *
SR 28 SRI 29



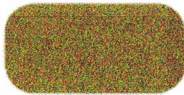
BURNISHED SLATE *
SR 28 SRI 29



ASH GRAY *
SR 48 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



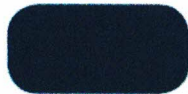
POLAR WHITE *
SR 58 SRI 69



RUSTIC RED *
SR 36 SRI 40



LIGHT STONE *
SR 50 SRI 58



COBALT BLUE *
SR 28 SRI 27



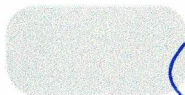
SOLAR WHITE **
SR 70 SRI 84

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

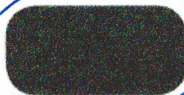
Additional costs apply for Signature® 300 finishes.



MEDIUM BRONZE *
SR 33 SRI 36



SNOW WHITE *
SR 65 SRI 79



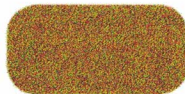
SLATE GRAY *
SR 37 SRI 41



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

Thank you for considering Sierra Buildings for your building project.