

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: 800 Apple Blossom garage			
Project Description: Add 40'x100' metal barn/garage on a parcel with existing 900 ft <sup>2</sup> home manufactured			
Project Address: 800 Apple Blossom Sun Valley			
Project Area (acres or square feet): 4000 ft <sup>2</sup> on 5 acre lot			
Project Location (with point of reference to major cross streets AND area locator): Apple Blossom x Noyes Ct.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-030-31	5 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
Property Owner: Matthew Rollings		Professional Consultant:	
Name: Matthew Rollings		Name:	
Address: 800 Apple Blossom		Address:	
Zip: 89433		Zip:	
Phone: 775 843 3604 Fax: NA		Phone: Fax:	
Email: stinkmoto@yahoo.com		Email:	
Cell: — Other: —		Cell: Other:	
Contact Person: Matthew Rollings		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Matthew Rollings		Name:	
Address: Same		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Administrative Permit Application  
Supplemental Information**

(All required information may be separately attached)

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

garage  
Large metal building for horses, RV, cars, ect. 900 ft<sup>2</sup>  
40'x100' = 4000 ft<sup>2</sup> to be added. Existing home = mobile home

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

110.306.10 (d)

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

the flat area on the west side of property. No plumbing to be connected to new garage

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?

~~the new garage~~ parcel has no garage currently.  
The new garage will add parking; RV storage; horse storage.

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

no

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?

we have zoning that allows for horses and big barns. Its a 5 acre property so LOTS of room.

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

property values will increase!

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

Follow all noise, dust regulations

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

~~the new garage~~ No plumbing. Structure will not be a residence.

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

All private residential property Sacres

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

Paint will match existing home.

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.)

none

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	Septic
b. Water Service	private well

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 #	N/A	acre-feet per year	
d. Certificate #		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):

N/A

15. Structure will have NO plumbing, or living space. Structure will NOT be a residence.

**Property Owner Affidavit**

**Applicant Name:** Matthew Rollings

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, Matthew Rollings  
(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): 508-030-31

Printed Name Matthew Rollings

Signed [Signature]

Address 6989 Experiment Ct Sparks NV.

State of Nevada  
County of Washoe

Subscribed and sworn to before me this  
14 day of August, 2020.

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

My commission expires: 8-25-21

(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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Disclaimer**


- **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 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**

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
50803031	Active	10/1/2020 1:43:55 AM

**Current Owner:**  
 ROLLINGS, MATTHEW S & EMILY A  
 6989 EXPERIMENT CT  
 SPARKS, NV 89436

**SITUS:**  
 800 APPLE BLOSSOM DR  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

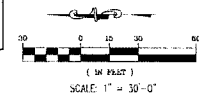
**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$723.60	\$723.60	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$605.83	\$605.83	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$447.64	\$447.64	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$130.46	\$130.46	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$314.97	\$314.97	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$232.63	\$232.63	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

- No material removed from site
- Total surface area disturbed is less than 25000 sqft
- Total surface area disturbed is less than one acre
- No grading needed
- All disturbed areas shall be prepared and maintained to control against erosion by re-vegetating with Washoe county approved native seed.
- The building and entire property is not in a flood plain.

- No hazardous areas on the property.
- No outdoor signs or lighting.
- No formal parking. (private property)
- No traffic generated.
- Project to comply with all applicable provisions of the Washoe County Development Code.
- No significant hydrological resources.

# Garage Plan



A.P.N. 508-030-03  
VACANT

A.P.N. 508-030-32

A.P.N. 508-030-07  
VACANT

### Proposed metal garage details

- Pre-fabricated metal building
- 40' deep, 100' wide, 20' walls
- Two 14' roll up doors
- Shallow pitch, gable roof
- Slab concrete foundation
- 4000 square feet floor space
- Painted to match existing home

800 APPLE BLOSSOM DRIVE  
A.P.N. 508-030-31  
5 ACRES

A.P.N. 508-020-43  
VACANT

A.P.N. 508-030-06

NOYES COURT

LEGAL OWNER:  
MATTHEW ROLLINGS  
P.O. BOX 50813  
SPARKS, NEVADA 89435  
(775) 943-3694

A.P.N. 508-030-08

A.P.N. 508-030-28

A.P.N. 508-030-38  
VACANT

A.P.N. 508-030-39

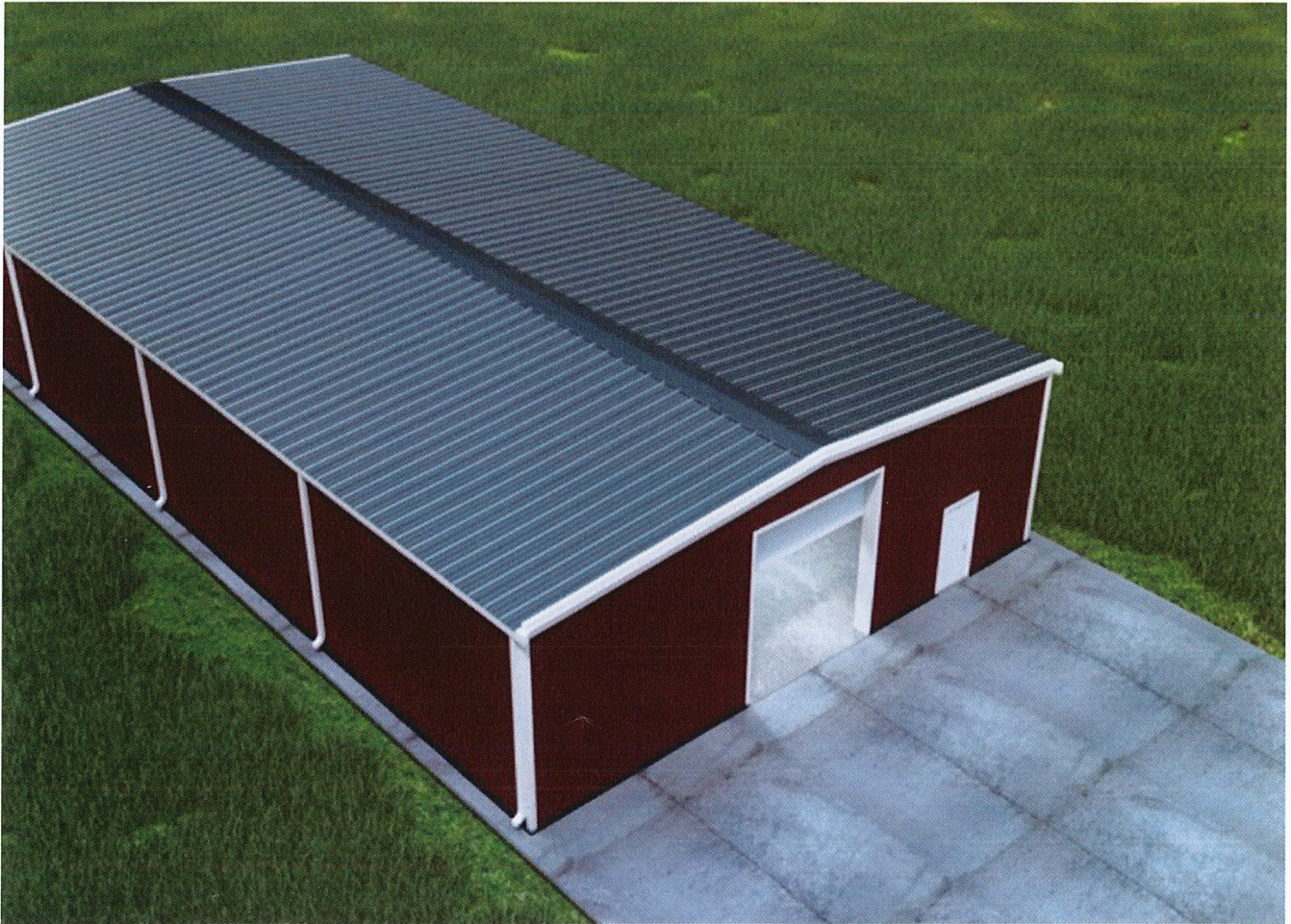
VICINITY MAP

800 Apple Blossom Dr.  
Sun Valley, NV 89433  
Washoe County

Matthew Rollings  
6989 Experiment Ct  
Sparks, NV 89436  
Phone- (775) 843-3604  
Email- stinkmotog@yahoo.com

Consultant: JWC

Sheet No.	1
of	1
Scale	1" = 30'



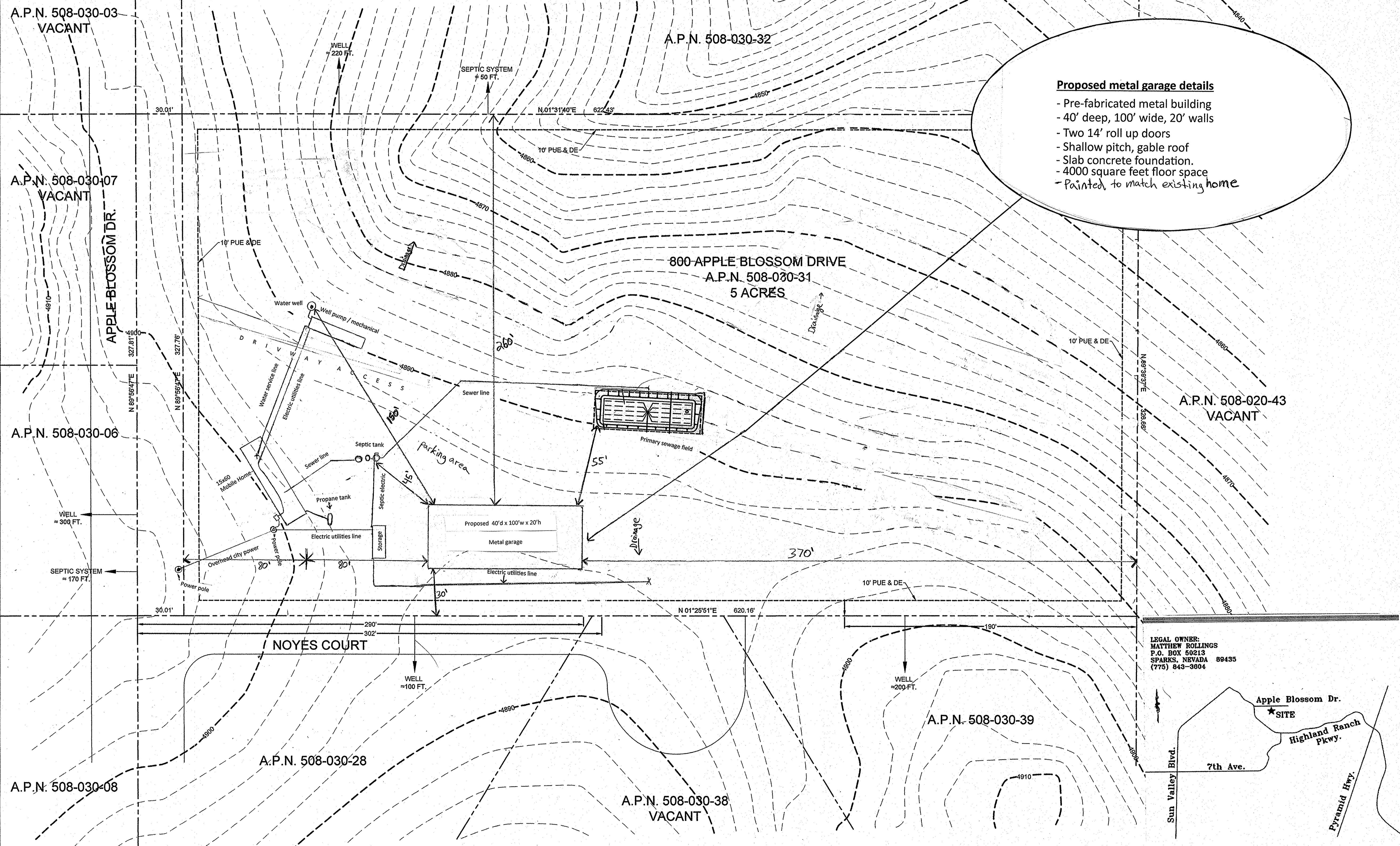
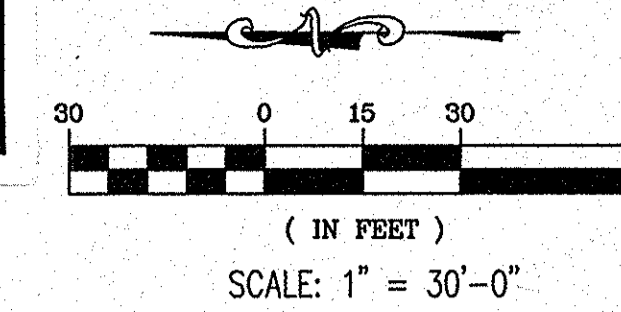




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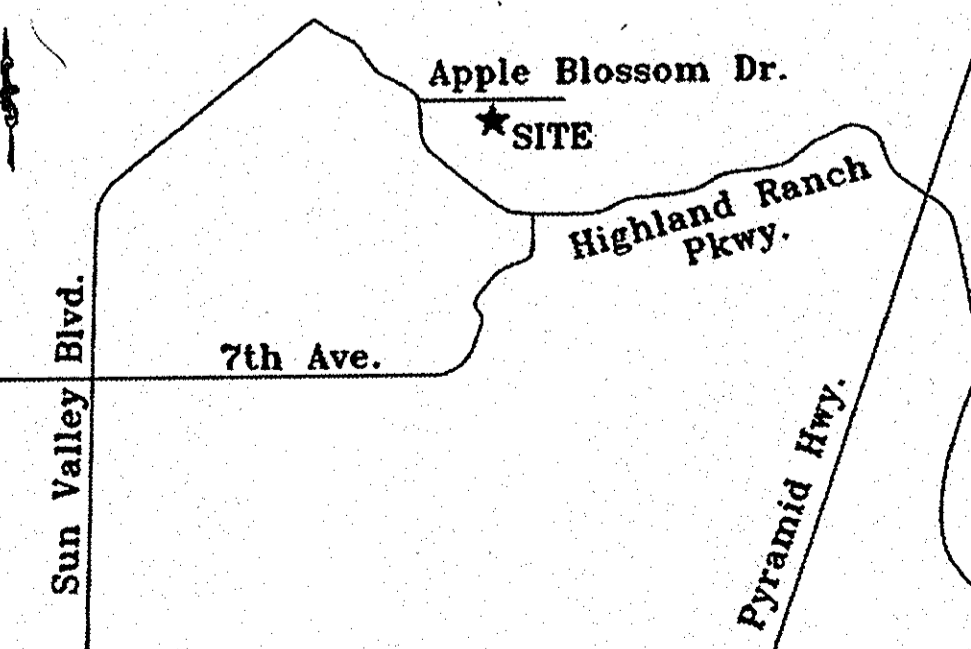


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Sun Valley, NV 89433  
Washoe County

LEGAL OWNER:  
MATTHEW ROLLINGS  
P.O. BOX 50213  
SPARKS, NEVADA 89435  
(775) 843-3604



VICINITY MAP

Matthew Rollings  
6989 Experiment Ct  
Sparks, NV 89436  
Phone- (775) 843-3604  
Email- stinkmotog@yahoo.com

Owner/contact info

Drawn by	Sheet
Job No.	1
Date	9/
Scale	1
1" = 30'	