

## ADMINISTRATIVE PERMIT APPLICATION PACKAGE

750 Utah Street, Reno NV 89506

	Cover Memo
<b>Tab 1</b>	Administrative Permit Fee
<b>Tab 2</b>	Development Application
<b>Tab 3</b>	Owner Affidavit
<b>Tab 4</b>	Property Tax Payment -- Account Detail, Washoe Country Treasurer
<b>Tab 5</b>	Application Materials – Paint Color Chips
<b>Tab 6</b>	Labels -- <b><u>Not Applicable</u></b> (Washoe County Planner)
<b>Tab 7</b>	Preliminary Title Report -- Original Package Only
<b>Tab 8</b>	Traffic Impact Report -- <b><u>Not Applicable</u></b> (Washoe County Planner)
<b>Tab 9</b>	Site Plan
<b>Tab 10</b>	Floor Plan
<b>Tab 11</b>	Landscaping – <b><u>Not Applicable</u></b> - Shown on Site Plan (Washoe County Planner)
<b>Tab 12</b>	Signage Plan -- <b><u>Not Applicable</u></b> (Washoe County Planner)
<b>Tab 13</b>	Lighting Plan -- <b><u>Not Applicable</u></b> - Shown on Building Elevation (Washoe County Planner)
<b>Tab 14</b>	Building Elevation
<b>Tab 15</b>	Packets – 1 Original, 2 Copies plus flash drive with copy of package

To: Reno Community Services Department

Planning and Development

From: Homeowners 750 Utah Street

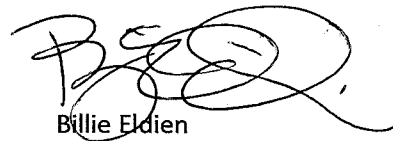
Subj: Administrative Permit Application

Planning and Development Board,

Attached is our Administrative Permit Application package with all requested content. As context for why we are building this structure, we thought it helpful to provide the Board with a short explanation on why we are expending the large amount of effort, time and money to build this structure on our property. We collect and work on a large number of vehicles and motorcycles that are in varying states of condition. The purpose for this Shop Building is to provide us with a large enough structure to store and work on these vehicles and motorcycles without the attendant unsightliness and noise that can come with our hobby. Without this structure, we will have to park the equipment (vehicles, motorcycles, tractors, etc.) in the open on the property and cover some with tarps or other unsightly protective covering. It is our hope that the Planning and Development Board will recognize that the time and money we are proposing to spend on this structure to blend into the environment and minimize any negative impact on surrounding residents is a plan and investment worth approving and considerably better than the alternative of not having this structure to accommodate our hobby.



Ron Shimkowski



Billie Eldien

INSTRUCTIONS ONLY. DO NOT INCLUDE WITH APPLICATION SUBMITTAL.

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

1. **Fees:** See Administrative Permit Fee Worksheet. **Make check payable to Washoe County. Bring your check with your application to Planning and Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet. (Note: All fees are waived for Administrative Permits for "temporary occupancy for the care of the infirm" [see Washoe County Development 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. **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.
7. **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.**

8. **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 Washoe County 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 staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)
9. **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.

10. **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.

N/A 11. **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.

N/A 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.

N/A 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.

N/A 12. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.

N/A 13. **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.

14. **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.

15. **Packets:** Either one electronic packet (DVD or flash drive) with 3 paper copies **OR** 7 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (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

**TAB 1**

**TAB 2**

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Shop/Storage Building			
Project Description: 40' x 80' Shop Building with attached 12' x 80' covered storage (parking vintage automobile collection)			
Project Address: 750 Utah Street, Reno Nevada			
Project Area (acres or square feet): 3,200 Sq Foot building with 960 Sq Foot covered storage			
Project Location (with point of reference to major cross streets AND area locator): Lot 73 of Heppner Subdivision No. 1 at the corner of Deodar Way and Utah Street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-286-04	2.084		
Section(s)/Township/Range: Heppner Subdivision No. 1, Washoe County			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).       None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Billie Jo Eldien		Name:	
Address: 750 Utah Street		Address:	
Reno, NV	Zip: 89506		Zip:
Phone: 210-861-7042	Fax:	Phone:	Fax:
Email: rnb1@ymail.com or beldien@ymail.com		Email:	
Cell: 210-861-7042	Other:	Cell:	Other:
Contact Person: B. J. Eldien		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Guardian Construction & Remodel LLC		Name: Ronald Shimkowski	
Address: 7561 Gold Drive		Address: 750 Utah Street	
Reno, NV	Zip: 89506	Reno, NV	Zip: 89506
Phone: 775-453-1970	Fax: 775-453-1970	Phone: 210-861-7024	Fax:
Email: guardianconstllc@gmail.com		Email: rshimkowski@earthlink.net	
Cell: 775-745-6551	Other:	Cell: 210-861-7024	Other:
Contact Person: Jerry Shimkowski		Contact Person: Ron Alt Email rnb1@ymail.com	
<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)

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?

Shop/Storage building for vintage car and motorcycle collection. Building will not be used as a dwelling.

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

None. A new building is being erected on the property.

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?

Phase 1: The 40' x 80' building with attached 12' x 80' covered storage area. Concrete pad in front of roll-up door. Building will have electrical and will be roughed in for possible future phase 2 plumbing/sewer. No roadway improvements required. Phase 1 estimated completion is within 6 months of building permit approval, weather permitting.

Phase 2: Possible future phase to add plumbing and sewer.



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

Phase 1 - estimated completion is within 6 months of building permit approval, weather permitting.

Phase 2 - possible future phase.

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?

The property was selected for its rural area and single family homes with similar workshops. T

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

The new shop/storage building will alleviate outside storage of vehicles and equipment associated with our vintage car and motorcycles, thereby improving the aesthetics of the property for the surrounding neighbors while increasing the usability of the space.

Note: Several other properties have junk vehicles and parts of trailers/equipment stored in the open on their lots, negatively impacting the value of adjacent properties. Conversely, the properties with shop buildings have more aesthetic appeal and improve the usability of the properties as well as the look and appearance of the neighborhood.

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

We selected exterior paint and trim colors which match (as close as possible) the colors on the single family home. These neutral colors will blend into the surrounding area.

We will plant additional trees and plants around the building to integrate the building with existing landscaping and the surrounding area to minimize visual impact for adjacent properties.

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

We selected exterior paint and trim colors which match (as close as possible) the colors on the single family home. These neutral colors will blend into the surrounding area.

We will plant additional trees and plants around the building to integrate the building with existing landscaping and the surrounding area to minimize visual impact for adjacent properties.

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

Not applicable. The shop/storage building will not have a parking lot. Storage will be inside the main building or within the covered storage area (which has side walls).

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

Drawings show the installation of proposed fir and crab apple trees. The existing white rail fence in front of the property will remain.

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.)

No signs or lighted signs will be installed. The only exterior lighting will be safety lighting with motion sensors, similar to the exterior lighting on the main dwelling.

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

a. Sewer Service	Septic
b. Water Service	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 #	N/A	acre-feet per year	
e. Surface Claim #	N/A	acre-feet per year	
f. Other, #	N/A	acre-feet per year	

- 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):

Per discussion with planner, this section not applicable.
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**TAB 3**

**TAB 4**

**TAB 5**

**TAB 6**

**Not Applicable**

**TAB 7**



State of Nevada  
of Washoe }  
On this 30th day of June A. D. one thousand nine hundred and fifty-eight  
personally appeared before me Stanley Peek, a Notary Public  
in and for the County of Washoe, State of Nevada,  
M. S. Peek known to me to be the  
President of the corporation that executed the foregoing instrument,  
and upon oath did depose that he is the officer of said corporation as above designated;  
that he is acquainted with the seal of said corporation, and that the seal of said  
instrument is the corporate seal of said corporation; that the signatures on said instrument  
were made by the officers of said corporation as indicated after said signatures, and that  
the said corporation executed the said instrument freely and voluntarily, and for the uses  
and purposes therein mentioned.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year in this certificate first above written.

Stanley Peek  
Notary Public in and for the County of Washoe, State of Nevada.

Form No. 28 N—ACKNOWLEDGMENT—Corporation

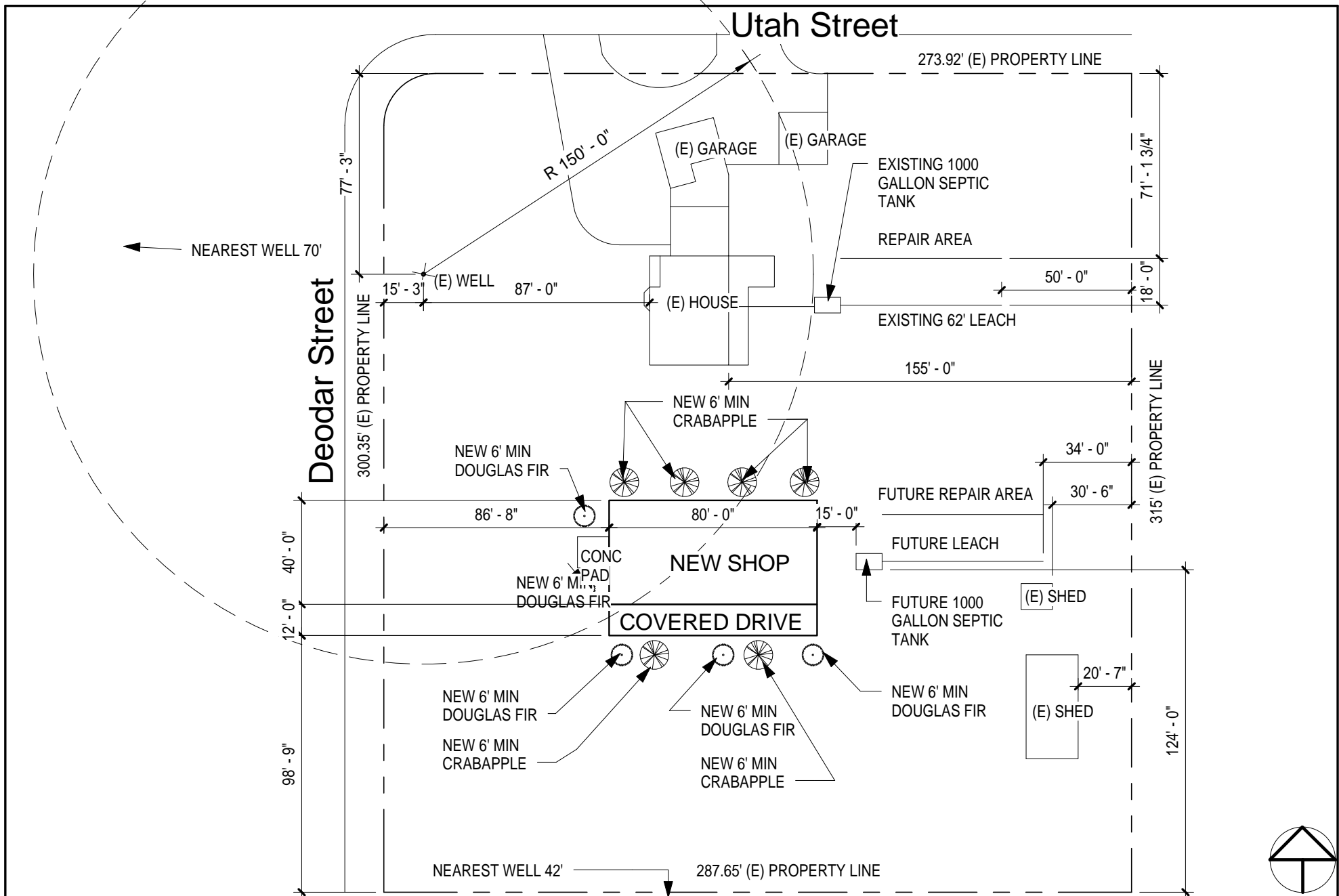
DOCUMENT No. 289396  
Filed for record at the request of Yessman Valley Land Co  
JUL 2 - 1958 at 15 minutes past 1 o'clock P. M.  
Recorded in Book 8 of LIENS AND MISCELLANEOUS  
Page 387 Records of Washoe Co., Nevada.  
Fee: \$ 6.15

WELLS B. LEWIS County Recorder  
Stanley Peek Deputy

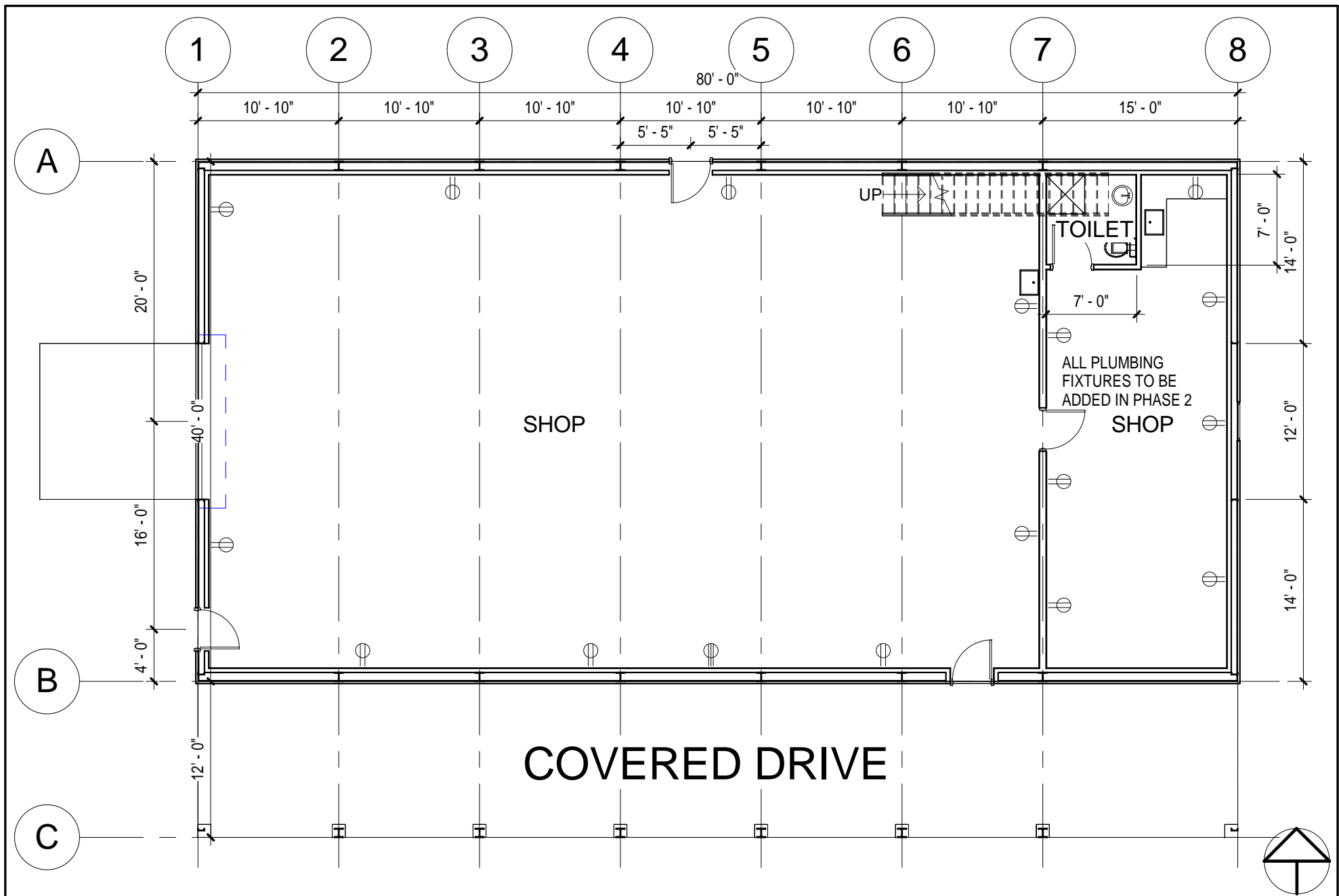
**TAB 8**

**Not Applicable**

**TAB 9**



**TAB 10**



Level 1 Floor Plan

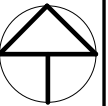
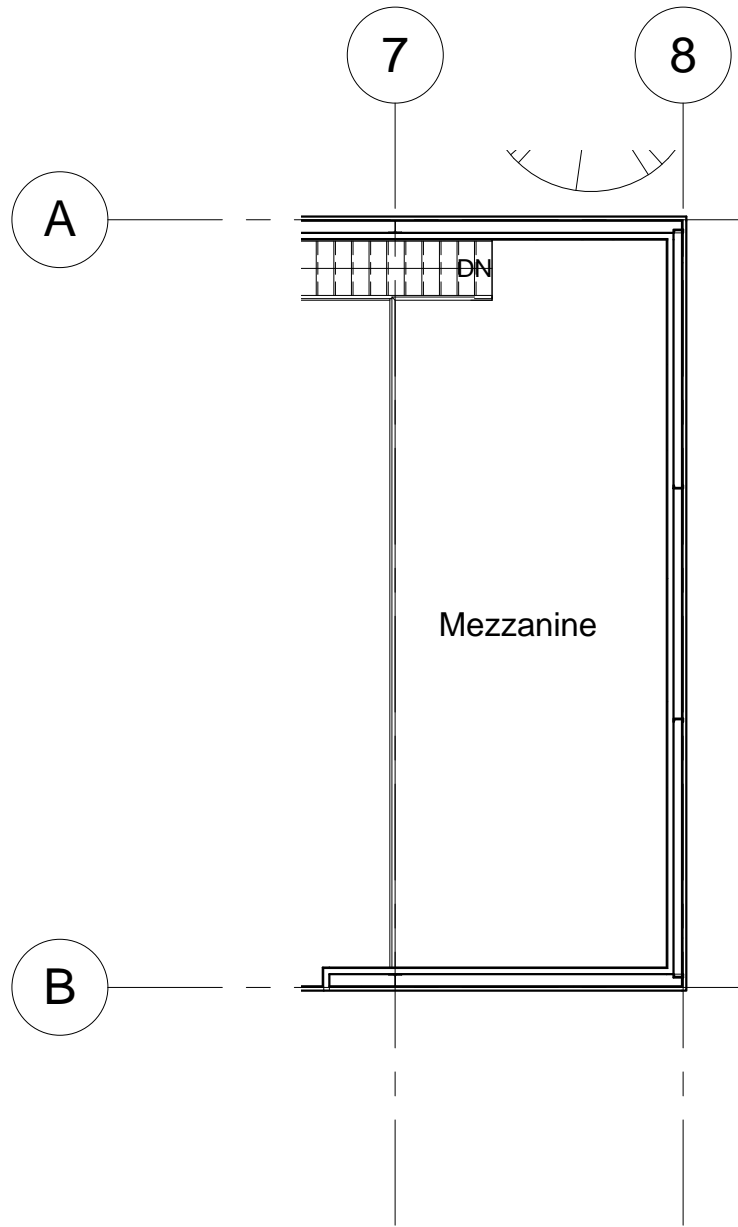
6/10/2015 9:53:57 AM

Shimkowski Residence Shop Addition  
 750 Utah Street  
 Reno, NV  
 APN 080-286-04



8985 Double Diamond Pkwy  
 Suite B8  
 Reno, NV 89521  
 775 827 9977 phone  
 jframe@framearchitecture.com

A1.1



Mezzanine Floor Plan

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Shimkowski Residence Shop Addition  
 750 Utah Street  
 Reno, NV  
 APN 080-286-04



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A1.2

**TAB 11**

**Not Applicable**



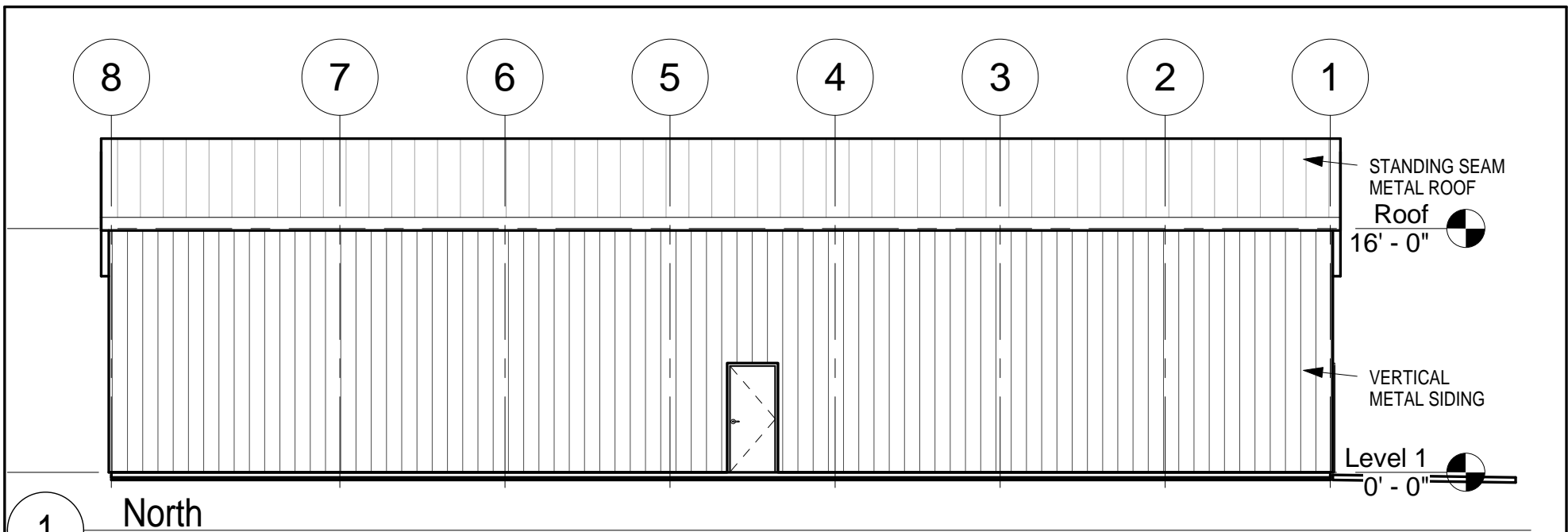
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**Not Applicable**

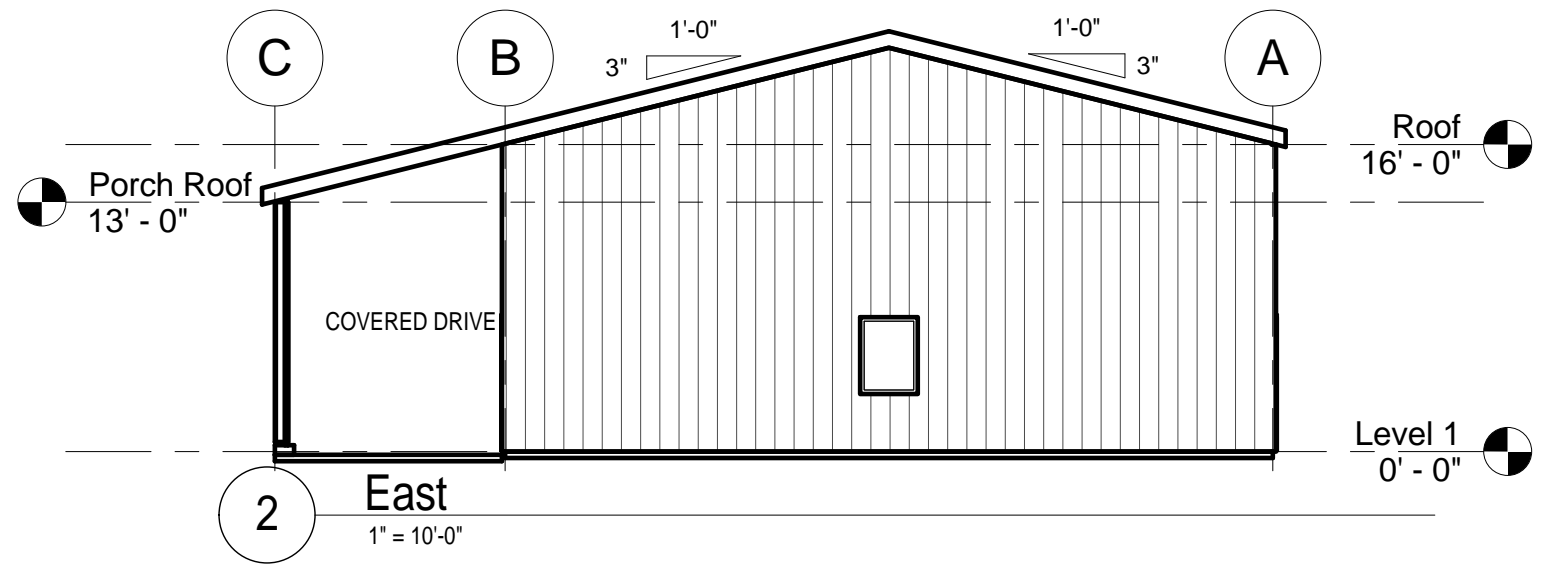
**TAB 13**

**Not Applicable**

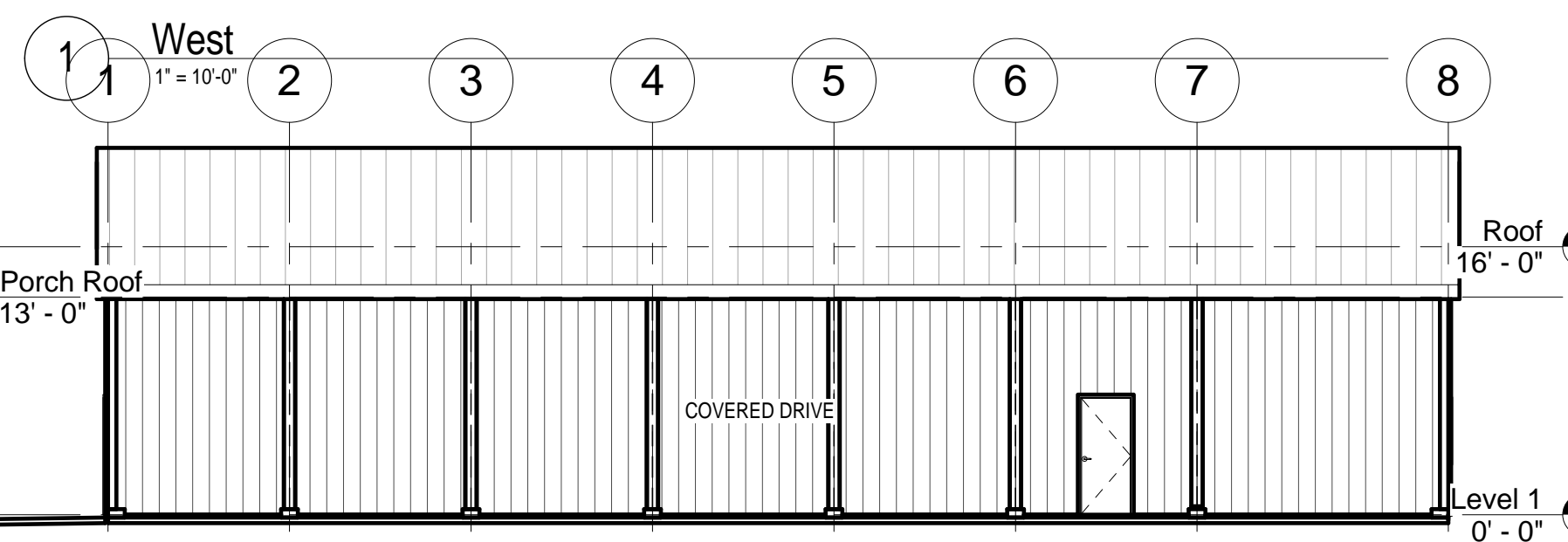
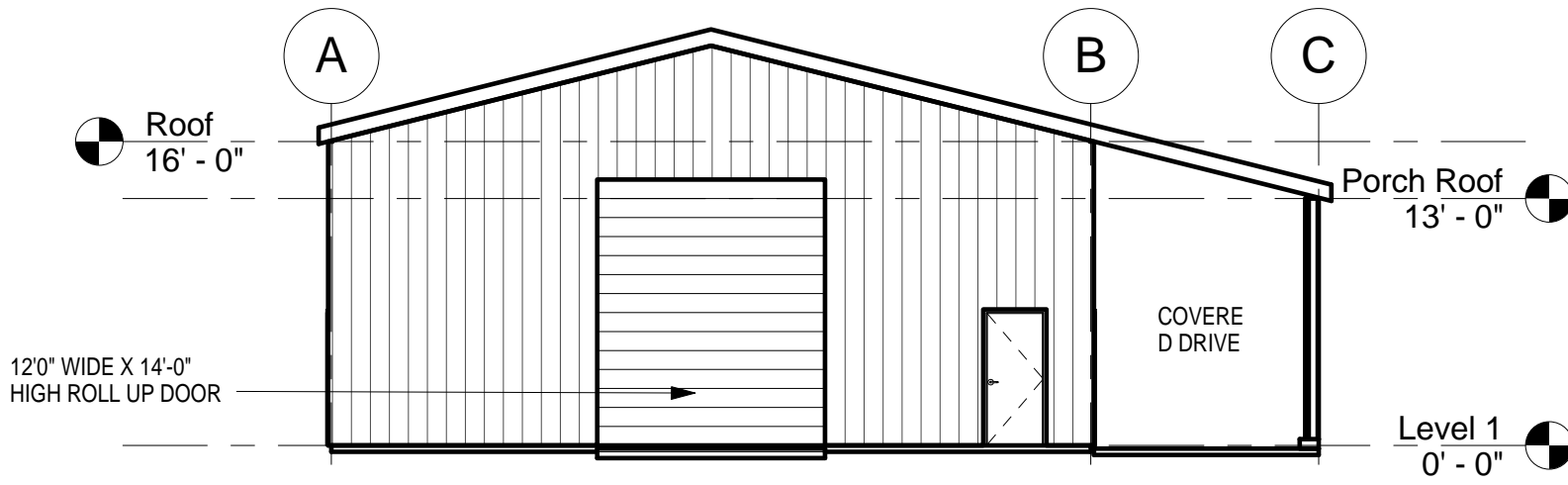
**TAB 14**



1 North  
1" = 10'-0"



2 East  
1" = 10'-0"



2 South  
1" = 10'-0"

Exterior Elevations

6/10/2015 9:54:02 AM

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APN 080-286-04



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A1.4

**TAB 15**