

Community Services Department
Planning and Development
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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.: _____	
Project Name: Squier Detached Garage Addition			
Project Description: 50' X 50' Detached Garage			
Project Address: 1428 Oberholtzer Ct. Reno, NV 89506			
Project Area (acres or square feet): 50' X 50' or 2,500 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): 1428 Oberholtzer Ct. off of Antelope Valley Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
079-470-19	10 acres		
Section(s)/Township/Range: Range 19 Lot 3 Township 22 / (Section 23 T22N R19E)			
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: Kevin B. & Paula Jo Squier		Name:	
Address: 1428 Oberholtzer Ct.		Address:	
Reno, NV	Zip: 89506	Zip:	
Phone: 775-972-0160	Fax:	Phone:	Fax:
Email: kvnsq@aol.com		Email:	
Cell: 775-722-0404	Other:	Cell:	Other:
Contact Person: Paula Jo Squier		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Kevin B. & Paula Jo Squier		Name:	
Address: 1428 Oberholtzer Ct.		Address:	
Reno, NV	Zip: 89506	Zip:	
Phone: 775-972-0160	Fax:	Phone:	Fax:
Email: kvnsq@aol.com		Email:	
Cell: 775-722-0404	Other:	Cell:	Other:
Contact Person: Paula Jo Squier		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: Kevin B. Squier

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, Kevin B. Squier
(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): 079-470-19

Printed Name Kevin B. Squier

Signed 

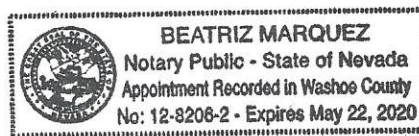
Address 1428 Oberholtzer Ct.

Reno, NV 89506

Subscribed and sworn to before me this
16 day of September, 2016.

(Notary Stamp)


Notary Public in and for said county and state



My commission expires: May 22, 2020

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

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

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?

Detached Garage - detached accessory structure larger than main dwelling.

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?

Detached garage with electric, toilet & shop sink to be an owner builder project to be completed within a 2 year time frame or less.
Pursuit of completed engineered plans and building permit are pending Administrative Permit Approval.

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

Administrative permit by end of November 2016, Completed engineered plans by end of November 2016, Building Permit by end of December 2016, Dirtwork and foundation by end of spring 2017 and continue physical construction (framing, sheathing, siding, roofing, etc.) until complete.

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 is well suited for a detached garage as the lot size is large and will improve the typical useability of the property as a single family residence.

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

The addition of a detached garage will bring the property more in line with the surrounding properties increasing values respectively and enhance the property.

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

There are no anticipated negative impacts.

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

The detached garage is for owners autos, RV's and personal storage and is in no way intended as a dwelling.

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

N/A - the garage will allow for 4 personal vehicles.

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

N/A

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.)

N/A

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 <i>CC+R'S Expired 7-24-09 Copies Attached.</i>
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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 #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR		
ABANDONMENT									
Not Tahoe	\$1,111	\$200	\$195	-	\$26	\$115	\$213	\$1,860	
Tahoe	\$1,111	\$200	\$195	-	-	\$115	\$213	\$1,834	
ADMINISTRATIVE PERMIT									
Not Tahoe	\$1,265	\$200	\$65	-	\$38	\$115	\$213	\$1,896	
Tahoe	\$1,265	\$200	\$65	-	-	\$115	\$213	\$1,858	
AGRICULTURAL EXEMPTION LAND DIVISION (See Note 5)	\$250	-	\$500	-	-	\$1,208	-	\$1,958	
AMENDMENT OF CONDITIONS	\$700	\$200	\$390	-	-	-	-	\$1,290	
APPEALS/INITIATION OF REVOCATION									
No Map	\$803	\$200	-	-	-	-	-	\$1,003	
With Map	\$803	\$200	\$390	-	-	-	-	\$1,393	
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	\$0	
BOUNDARY LINE ADJUSTMENT (See Note 5)									
Not Tahoe	\$51	-	\$268	-	\$38	\$115	-	\$472	
Tahoe	\$51	-	\$268	-	-	\$115	-	\$434	
CONSTRUCTION PLAN REVIEW	\$308	-	\$1,949	-	-	-	-	\$2,257	
COOPERATIVE PLANNING	\$1,230	-	-	-	-	-	-	\$1,230	
DETACHED ACCESSORY DWELLING ADMIN REVIEW									
Not Tahoe	\$1,000	\$200	\$65	-	\$203	\$383	\$162	\$2,013	
Tahoe	\$1,000	\$200	\$121	-	-	\$383	\$162	\$1,866	
DEVELOPMENT AGREEMENT									
Less Than 5 Parcels	\$3,500	\$200	-	-	-	\$383	\$162	\$4,245	
5 or More Parcels (See Note 1)	\$5,000	\$200	-	-	-	\$383	\$162	\$5,745	
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$1,299	-	-	-	-	\$3,741	
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-	-	-	-	-	-	\$338	

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR		
DISPLAY VEHICLES	\$65	-	-	-	-	\$115	-	\$180	
DIVISION OF LARGE PARCELS (See Notes 2 & 5)	\$252	-	\$416	-	\$35	\$47	-	\$750	
EXTENSION OF TIME REQUESTS									
Subdivision	\$340	-	-	-	-	-	-	\$340	
Not Subdivision	\$546	-	-	-	-	-	-	\$546	
FINAL MAP CERTIFICATE OF AMENDMENT	-	-	\$70	-	-	-	-	\$70	
FINAL MAP AMENDMENT (NRS 278.480)									
With Sewer	\$520	-	\$429	-	-	\$584	-	\$1,798	
No Sewer	\$520	-	\$429	-	-	\$1,586	-	\$2,800	
FINAL SUBDIVISION MAP (See Note 5)									
Not Tahoe	\$520	-	\$780	-	\$102	\$383	-	\$1,947	
Tahoe	\$520	-	\$780	-	-	\$383	\$162	\$1,845	
With Hillside Ordinance - ADD	\$520	-	-	-	-	-	-	\$520	
With a Significant Hydrologic Resource - ADD	\$520	-	-	-	-	-	-	\$520	
With CC&Rs - ADD	\$520	-	-	-	-	-	-	\$520	
MASTER PLAN AMENDMENT									
Not Tahoe	\$3,576	\$400	\$54	-	\$2,549	-	-	\$6,579	
Tahoe	\$3,576	\$400	\$54	-	-	-	-	\$4,030	
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST	\$52	-	-	-	-	-	-	\$52	
RECORDING PARCEL, DLP, REVERSION TO ACREAGE, RECORD OF SURVEY	-	-	\$155	-	-	-	-	\$155	
REGULATORY ZONE AMENDMENT									
Not Tahoe	\$2,481	\$200	\$54	-	\$2,549	\$383	\$110	\$5,777	
Tahoe	\$2,481	\$200	\$54	-	-	\$383	\$110	\$3,228	
REGULATORY ZONE AMEND WITH SPECIFIC PLAN									
Not Tahoe	\$3,449	\$200	\$1,039	\$65	\$1,274	\$383	\$162	\$6,572	
Tahoe	\$3,449	\$200	\$1,039	\$65	-	\$383	\$162	\$5,298	
REINSPECTION FEE	-	-	-	-	-	-	-	\$50/hr.	
RESEARCH/COPIES	-	-	-	-	-	-	-	Note 3	

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES		TOTAL
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR		
REVERSION TO ACREAGE (See Note 5)									
Not Tahoe	\$51	-	\$215	-	\$26	\$115	-	\$407	
Tahoe	\$51	-	\$215	-	-	\$115	-	\$381	
SIGN PERMIT INSPECTION - (Permanent or Temporary)									
SPECIAL USE PERMIT									
Residential									
Not Tahoe	\$1,162	\$200	\$65	-	\$203	\$383	\$162	\$2,175	
Tahoe	\$1,162	\$200	\$65	-	-	\$383	\$162	\$1,972	
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162	
Commercial, Industrial, Civic									
Minor (See Note 7)	\$2,165	\$200	\$130	-	\$203	\$383	\$162	\$3,243	
Major (See Note 7)	\$2,165	\$200	\$520	-	\$203	\$383	\$162	\$3,633	
Tahoe Minor (See Note 7)	\$2,165	\$200	\$130	-	-	\$383	\$162	\$3,040	
Tahoe Major (See Note 7)	\$2,165	\$200	\$520	-	-	\$383	\$162	\$3,430	
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240	
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (See Note 5)									
No System	\$803	\$200	\$345	-	\$68	\$1,208	\$303	\$2,927	
1 System (Sewer)	\$803	\$200	\$345	-	\$153	\$517	\$303	\$2,321	
1 System (Water)	\$803	\$200	\$345	-	\$153	\$1,208	\$303	\$3,012	
2 Systems	\$803	\$200	\$345	-	\$203	\$517	\$303	\$2,371	
Tahoe (Sewer)	\$803	\$200	\$345	-	-	\$517	\$303	\$2,168	
Sun Valley (No WC Utilities)	\$803	\$200	\$345	-	\$51	\$517	\$303	\$2,219	
TENTATIVE SUBDIVISION MAP (See Notes 5 & 6)									
No System	\$2,422	\$200	\$1,299	\$129	-	\$1,586	\$265	\$5,901	
1 System (Sewer)	\$2,422	\$200	\$1,299	\$129	\$2,039	\$584	\$265	\$6,938	
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$129	\$1,019	\$1,586	\$265	\$6,920	
2 Systems	\$2,422	\$200	\$1,299	\$129	\$3,059	\$584	\$265	\$7,958	
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$129	-	\$584	\$265	\$4,899	
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422	
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422	
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422	

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	<i>Planning</i>	NOTICING	ENGINEERING	PARKS	UTILITIES	<i>Health District</i>	VECTOR	
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY								
NOTICING FEE								
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL								
Not Tahoe	\$1,060	\$200	\$65	-	\$26	\$115	\$213	\$1,679
Tahoe	\$1,060	\$200	\$65	-	-	\$115	\$213	\$1,653

See Note 4

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 7: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers; full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 8)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 8)	FOR EACH APPLICATION
Per Site	\$30

NOTE 8: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.
 This does not guarantee the application is complete.

Account Detail

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Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$758.82
- Oldest Due \$252.94
- Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

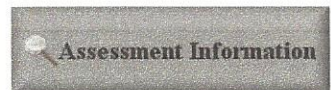
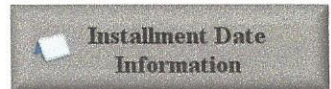
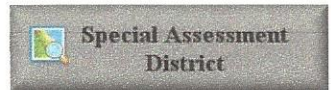
Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Washoe County Parcel Information

Parcel ID	Status	Last Update
07947019	Active	8/27/2016 2:09:28 AM
Current Owner: SQUIER, KEVIN B & PAULA JO 1428 OBERHOLTZER CT RENO, NV 89506		SITUS: 1428 OBERHOLTZER CT WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Range 19 Lot 3 Township 22 SubdivisionName _UNSPECIFIED		

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	\$1,011.77	\$252.95	\$0.00	\$0.00	\$758.82
2015	\$1,009.75	\$1,009.75	\$0.00	\$0.00	\$0.00
2014	\$980.34	\$980.34	\$0.00	\$0.00	\$0.00
2013	\$986.98	\$986.98	\$0.00	\$0.00	\$0.00
2012	\$1,084.18	\$1,084.18	\$0.00	\$0.00	\$0.00
Total					\$758.82



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.

Bill Detail

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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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
07947019	Active	8/27/2016 2:09:28 AM
Current Owner: SQUIER, KEVIN B & PAULA JO 1428 OBERHOLTZER CT RENO, NV 89506		SITUS: 1428 OBERHOLTZER CT WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Range 19 Lot 3 Township 22 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$252.94	\$0.00	\$0.00	\$252.94
INST 3	1/2/2017	2016	\$252.94	\$0.00	\$0.00	\$252.94
INST 4	3/6/2017	2016	\$252.94	\$0.00	\$0.00	\$252.94
Total Due:			\$758.82	\$0.00	\$0.00	\$758.82

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$58.22	(\$5.14)	\$53.08
Truckee Meadows Fire Dist	\$184.93	(\$16.31)	\$168.62
Washoe County	\$476.60	(\$42.03)	\$434.57
Washoe County Sc	\$389.90	(\$34.40)	\$355.50
Total Tax	\$1,109.65	(\$97.88)	\$1,011.77

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016082051	B16.62935	\$252.95	8/22/2016



Red Rock Estates Property Owner's Association

PO Box 61030, Reno, NV 89506

Phone/Fax: 775.201.1868

To: Property Owners of the Red Rock Estates Property Owners Association

From: Board of Directors, Red Rock Estates Property Owner's Association

Date: October 10, 2009

Re: **Declaration of Covenants, Conditions and Restriction (C. C. & Rs)**

Earlier this year you received communication and a ballot from the Board regarding ratification of an amendment to extend the C.C. & Rs. We are writing today to officially notify you that the membership vote to extend the Declaration of Covenants, Conditions and Restrictions (C. C. & Rs) **did not achieve the necessary majority** (our documents specify a 2/3 favorable "yes" vote) to extend the C. C. & Rs. In fact, the voting outcome did not even result in a simple majority of favorable "yes" votes.

Because of this outcome the Red Rock Estates Property Owner's Association Declaration of Covenants, Conditions and Restrictions (C. C. & Rs) **expired** on July 24, 2009. Official documents have been filed with Washoe County and notification has been made to the building department regarding the removal of any Red Rock Estates architectural control requirements (Architectural Committee stamps) in the approval process for building permit applications.

The Board has approved an action to suspend collection of any future association assessments (although collections efforts will continue on those accounts that are delinquent) and the Board is now working through the complicated process of dissolving the operations of the Association.

We greatly appreciate the involvement of Association members in attending the past several Board meetings and hope that those who are interested in the process will continue to participate. The next Board Meeting is scheduled on **Monday, October 19th at 7:00pm**. Our meetings are held at the Silver Lake Volunteer Fire Station.

If you have any further questions or wish further follow-up, please check our website at www.rrepoa.com or contact us at board@rrepoa.com.

Squier Detached Garage Addition

1428 Oberholtzer Ct.
Reno, Nevada 89506
A.P.N. 079-470-19

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL (IRC) CODE AND LOCAL JURISDICTION'S CODE AND ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- CONTRACTOR SHALL PROVIDE FOR FIRE SAFETY AT ALL TIMES DURING CONSTRUCTION. ANY OPERATIONS UTILIZING TORCHES OR OTHER HEAT PRODUCING EQUIPMENT SHALL HAVE FIRE EXTINGUISHER PRESENT AT ALL TIMES.
- CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL PROMPTLY REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING CODES, COUNTY AND MUNICIPAL CODES OF THE APPROPRIATE JURISDICTION AND CURRENT EDITIONS OF INDUSTRY STANDARDS.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD OR FACE OF BLOCK UNLESS NOTED OTHERWISE (UNO).
- CONTRACTOR TO COORDINATE WITH DOOR AND WINDOW SUPPLIERS FOR ROUGH OPENINGS BEFORE CONSTRUCTION.
- ALL FINISHES TO BE SELECTED BY OWNER, SUPPLIED AND INSTALLED BY CONTRACTOR.
- PROVIDE APPROVED BACK FLOW PREVENTION DEVICE OR VACUUM BREAKER ON ALL HOSE BIBBS AND LAWN SPRINKLER SYSTEMS.
- HOSE BIBBS TO BE FREEZE PROOF, ANTI-SIPHON TYPE.
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MIN. OF 6" ABOVE GRADE.
- VENT CLOTHES DRYER TO EXTERIOR PER UMC 504.3.1.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE LOCATIONS WITH A LICENSED AND APPROVED SURVEYOR.
- CONTRACTOR TO VERIFY BUILDING PLACEMENT ON SITE TO ENSURE NEW CONSTRUCTION DOES NOT ENCROACH ON ZONING SETBACKS. ACTUAL SURVEY OF PROPERTY BOUNDARIES AND EXISTING BUILDING PLACEMENT MAY BE NEEDED FOR PROPER BUILDING PLACEMENT. PROVIDED PLOT PLAN IS NOT A SURVEY, DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR INACCURATE SITE BOUNDARIES OR BUILDING PLACEMENT.

NOTE:

CONTRACTOR TO VERIFY ALL INDICATED & ASSUMED EXISTING BUILDING COMPONENTS. ANY VERIFIED INCONSISTENCIES TO BE BROUGHT TO THE DESIGN PROFESSIONAL'S ATTENTION, BY THE CONTRACTOR IN WRITING, FOR REVIEW AND/OR REMEDY.

SITE NOTES:

- ANY CONTRACTOR VERIFIED INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS TO BE BROUGHT TO THE DESIGN PROFESSIONAL'S ATTENTION BY THE CONTRACTOR IN WRITING FOR REVIEW AND/OR REMEDY.
- IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND LOCAL JURISDICTION'S ADOPTED CODE AND ORDINANCES, LOCAL CODE SHALL PREVAIL.
- APPROVAL OF THESE PLANS AND GRANTING OF A PERMIT SHALL NOT BE CONSTRUED AS APPROVAL OF ANY PREEXISTING CONDITIONS WHICH MAY BE IN VIOLATION OF CURRENT CODES. BUILDING INSPECTOR MAY REQUIRE UPGRADE OF EXISTING CONSTRUCTION BEFORE PROJECT CAN PROCEED.
- PLEASE BE ADVISED THAT THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS CONTINGENT UPON COMPLETION AND VERIFICATION OF IMPROVEMENTS WITH LOCAL JURISDICTION'S ADOPTED CODE AND ORDINANCES.
- DRAINAGE TO CONFORM TO APPROVED SUBDIVISION IMPROVEMENT DRAWINGS. ANY DEVIATION REQUIRES JURISDICTION'S ENGINEER'S APPROVAL.
- DRAINAGE MUST BE CERTIFIED TO CODE BY A LICENSED CIVIL ENGINEER AT FIELD INSPECTOR'S REQUEST.
- EXCAVATION PERMIT REQUIRED FROM ENGINEERING DIVISION BEFORE ANY WORK CAN BE PERFORMED WITHIN PUBLIC RIGHT-OF-WAY AND PERMIT MUST BE AT THE JOB SITE AT ALL TIMES DURING ONGOING CONSTRUCTION.
- NO CONSTRUCTION SHALL BE PERMITTED WITHIN SIDEWALKS, PEDESTRIAN WAY, OR PUBLIC RIGHT OF WAY.
- WHEN REQUIRED BY LOCAL JURISDICTION, ALL NEW OR RELOCATED UTILITY DISTRIBUTION AND SERVICE FACILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JURISDICTION'S CODE.
- CUT AND FILL SLOPES SHALL COMPLY LOCAL ORDINANCE OF EROSION CONTROL.
- CHECK WITH SEWER DIVISION PRIOR TO TIE-IN AND BACK FILL.
- WITH MUNICIPAL WATER SERVICE SUPPLY, PROVIDE APPROVED BACK FLOW PREVENTION ASSEMBLIES AT DOMESTIC, IRRIGATION, AND FIRE WATER SERVICE LINES.

PROJECT DATA

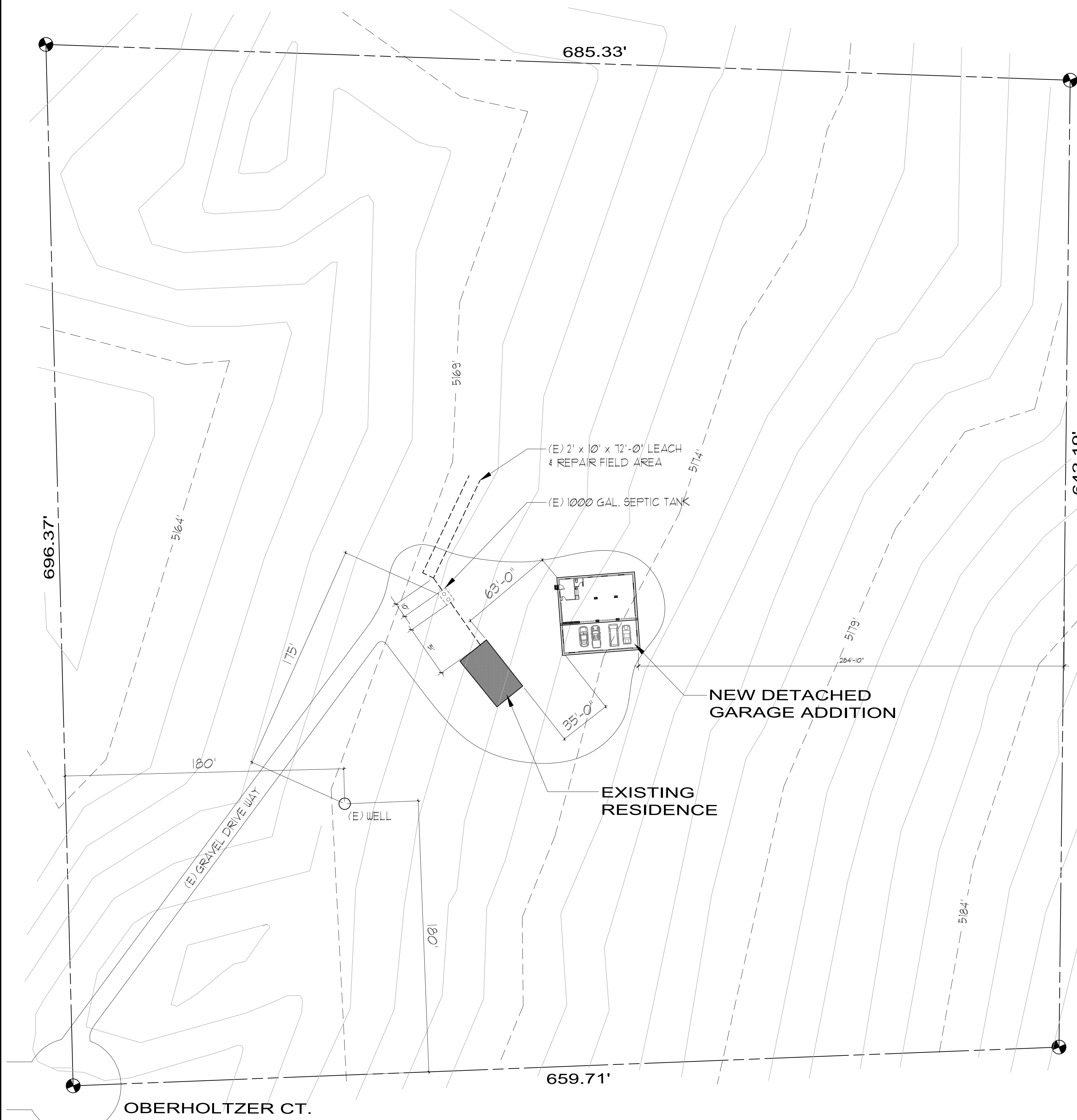
PROPERTY OWNER: KEVIN B. & PAULA JO SQUIER
PHONE NUMBER: 775-722-0404
OWNER'S ADDRESS: 1428 OBERHOLTZER CT. RENO, NEVADA 89506
EXISTING 2 STORY RESIDENCE: 706 SF.
EXISTING GARAGE: 298 SF.
LOT AREA: 10 ACRE
ZONING: LDR
A.P.N.: 079-470-19
EXISTING WATER: WELL
EXISTING SEWER: SEPTIC
PROJECT DESCRIPTION: DETACHED GARAGE ADDITION

DRAWING INDEX

SITE PLAN & COVER SHEET 4 GENERAL NOTES A10
GARAGE FLOOR PLAN A20
ELEVATIONS A30

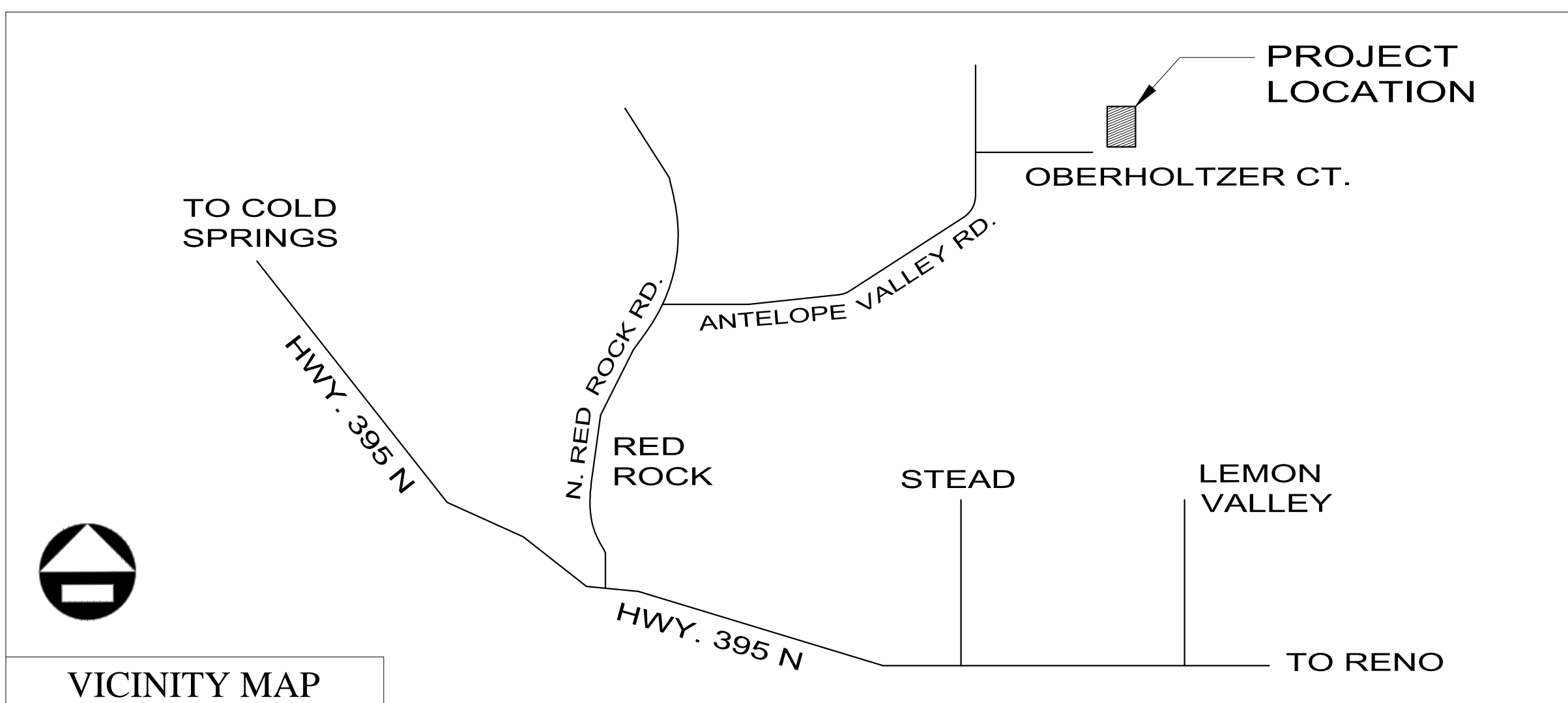
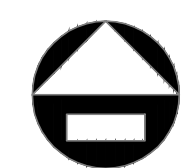


NOTE:
Contractor to Verify Location of All Utilities Before Beginning Construction.



Site Plan

SCALE: 1"=40'-0"

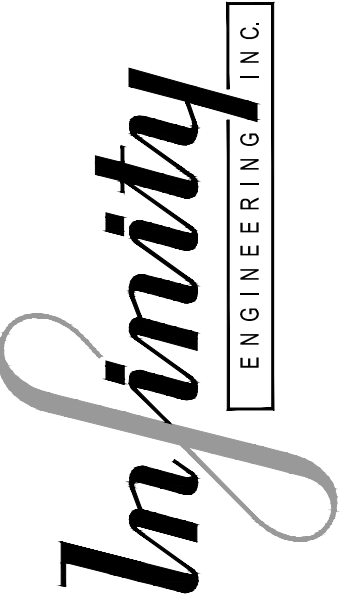


VICINITY MAP

REVISIONS BY

REVISIONS	BY

2135 GREEN VISTA DRIVE, SUITE#107
SPARKS, NEVADA 89431
775-333-5211 (PHONE)
E-Mail: infinityreno@gmail.com



SITE PLAN & COVER SHEET

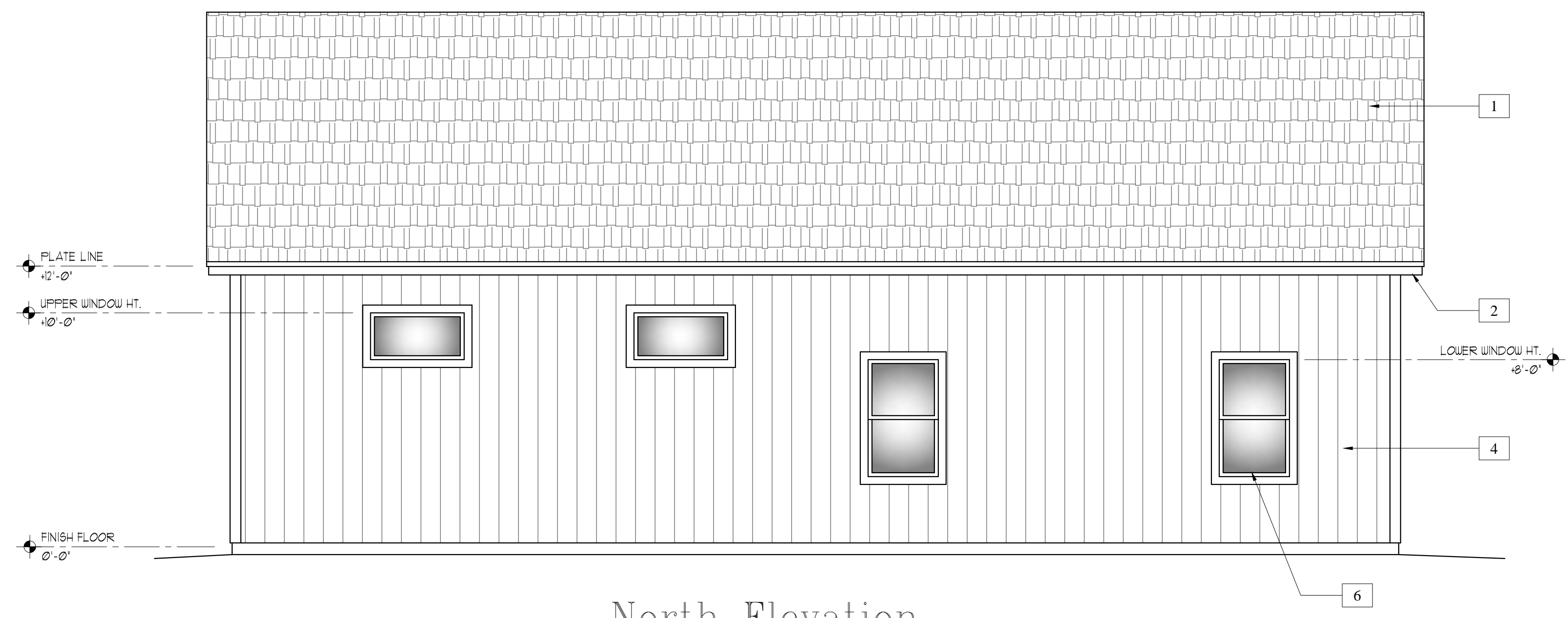
SQUIER DETACHED GARAGE ADDITION
1428 OBERHOLTZER CT.
RENO, NV 89506
A.P.N. 079-470-19

DRAWN BY:
WA
JOB #
16-1034
DATE
8-16-2016
SCALE

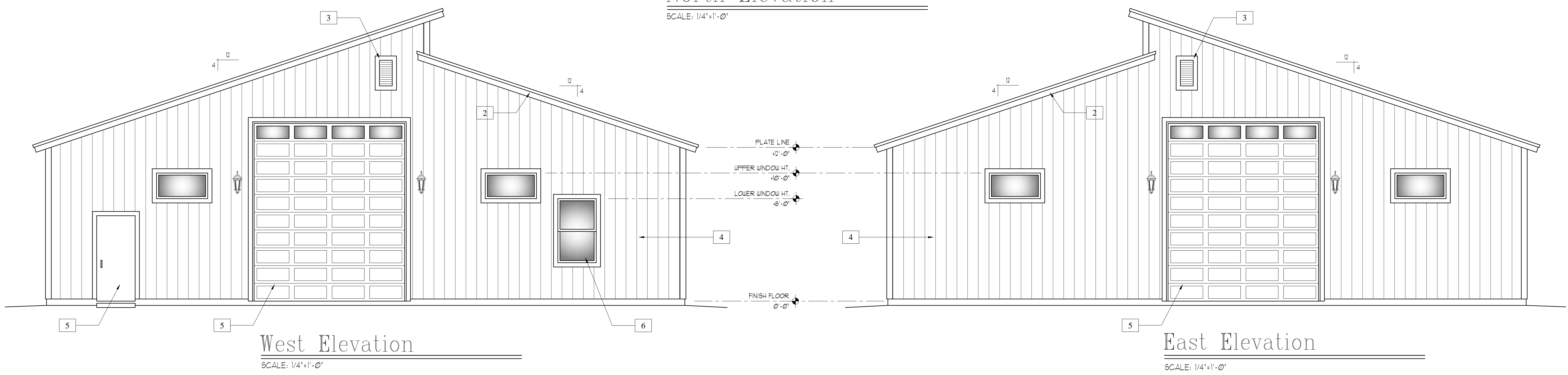
A10

ELEVATION LEDGEND

- 1 COMPOSITION ROOF SHINGLES OVER 30" APPROVED FELT - INSTALL PER MFG REQ. & SHALL CONFORM TO 2012 IRC SECTION 905
- 2 2 x 10 FASCIA W/ 1 x SHINGLE MOLD TYP.
- 3 16' x 24' GABLE END ROOF VENT
- 4 EXTERIOR SIDING W/ 4" CORNER TRIM, TYP. - SEE STRUCTURAL FOR SHEAR REQUIREMENTS
- 5 DOOR PER PLAN W/ 4" TRIM TYP.
- 6 WINDOW PER PLAN W/ 4" TRIM TYP.

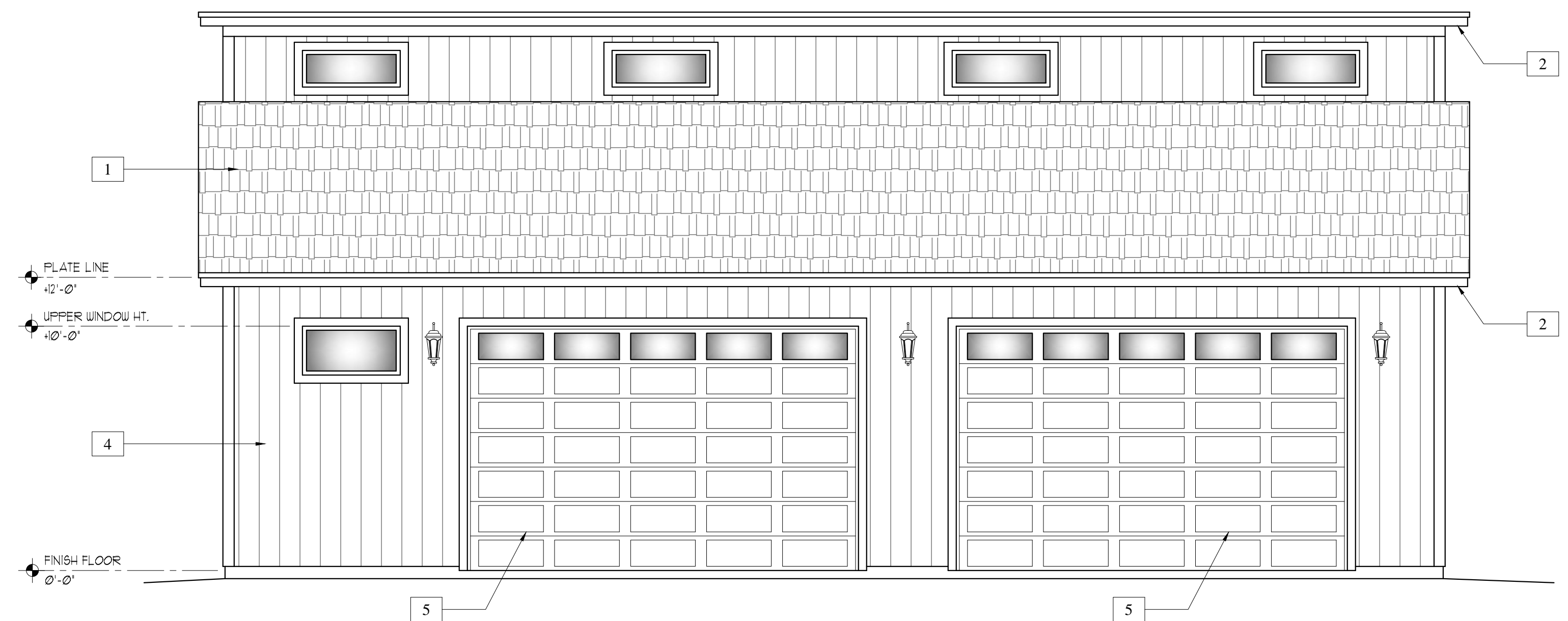


North Elevation
SCALE: 1/4"=1'-0"



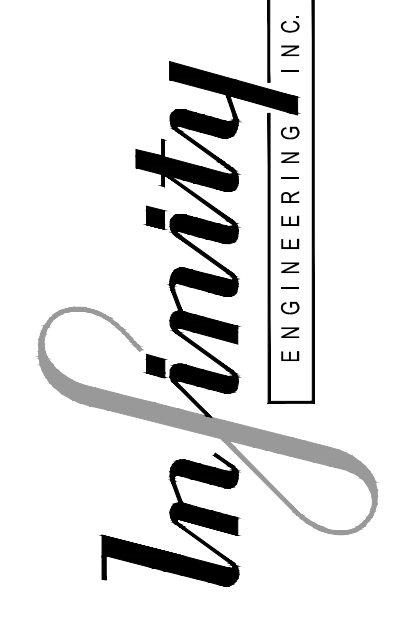
West Elevation
SCALE: 1/4"=1'-0"

East Elevation
SCALE: 1/4"=1'-0"



South Elevation
SCALE: 1/4"=1'-0"

2135 GREEN VISTA DRIVE, SUITE# 107
SPARKS, NEVADA 89431
775-333-5211 (PHONE)
E-Mail: Infinityreno@gmail.com



ELEVATIONS
SQUIER DETACHED GARAGE ADDITION
1428 OBERHOLTZER CT.
RENO, NV 89506
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DRAWN BY:
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JOB #
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DATE
8-16-2016
SCALE

