

ORIGINAL PACKET

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

Project Name: Christensen Addition

Project Address: 716 Encanto Drive
Sparks Nv. 89441

Assessors Parcel No. 07630078

Township 21 N, Range 21E Section 8,

Parcel #4, Map 1759

Project: Construction of an addition to the existing (Metal Barn) building

ADMINISTRATIVE PERMIT APPLICATION

ORIGINAL PACKET

CHRISTENSEN ADDITION

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Flash drive in sleeve

16" X 24" folded 716 Site Plan / Parcel map

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Notarized Property Owner Affidavit, Paul Christensen. Page #4.

Notarized Property Owner Affidavit, Cynthia Christensen. Page #4.

Proof Of Property Tax Payment

Supplemental Information. Pages 5 through 8

Floor Plan, depicting original structure and the addition

Building Elevations
East, West, South, and North

Fee Schedule

Attachments:

Photographs.

1. Goggle map overhead view of house, building, and property.
2. Looking to the east, from Encanto Drive toward the house and existing building
3. Looking east at the west end of the existing building.
4. Looking northwest at the east end of the existing building and house
5. Looking north at the east end of the building and the area where the addition will be build.

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: Christensen Addition			
Project Description: An addition to and existing shop/garage to provide additional storage and parking.			
Project Address: 716 Encanto Drive, Sparks Nv. 89441			
Project Area (acres or square feet): 1692 Square Feet			
Project Location (with point of reference to major cross streets AND area locator): 716 Encanto Drive, Sparks Nv. 89441			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
07630078	9.34		
Section(s)/Township/Range: Township 21N, Range 21E, Section 8, Parcel #4, Map 1759			
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: Paul and Cynthia Christensen		Name:	
Address: 716 Encanto Drive		Address:	
Sparks Nv. Zip: 89441		Zip:	
Phone: (775)425-5567 Fax: 425-6265		Phone: Fax:	
Email: Paucinbus@gmail.com		Email:	
Cell: (775)527-3252 Other:		Cell: Other:	
Contact Person: Paul Christensen		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Paul and Cynthia Christensen		Name:	
Address: 716 Encanto Drive		Address:	
Sparks, Nv. Zip: 89441		Zip:	
Phone: (775)425- 5567 Fax: 425-6265		Phone: Fax:	
Email: Paucinbus@gmail.com		Email:	
Cell: 97750527-3252 Other:		Cell: Other:	
Contact Person: Paul Christensen		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: Paul Christensen

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, PAUL CHRISTENSEN
(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): 07630078

Printed Name PAUL CHRISTENSEN

Signed Paul Christensen

Address 716 Encanto Drive, SPARKS, NV.

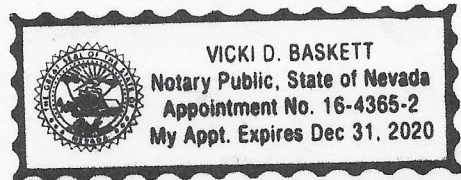
Vicki D. Basket
89741

(Notary Stamp)

Subscribed and sworn to before me this
12th day of January, 2018.

Washoe Nevada
Notary Public in and for said county and state

My commission expires: 12/31/2020



*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: Cynthia Christensen

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, Cynthia Christensen
(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): 07630078

Printed Name Cynthia Christensen

Signed Cynthia Christensen

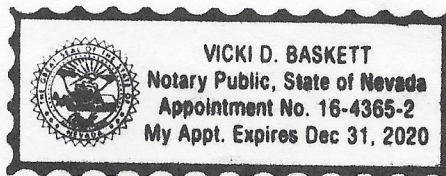
Address 716 Encanto Drive - Sparks, NV 89444
Vicki D. Basket

(Notary Stamp)

Subscribed and sworn to before me this
12th day of January, 2018

Washoe, Nevada
Notary Public in and for said county and state

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- Owner
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- 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?

The dwelling on the property does not have an attached or detached garage. The existing metal building serves as garage/shop with limited parking for 3 vintage Porsches and a 1935 Chevrolet. The proposed extension to the existing-metal building will enable us to park our daily cars inside. To date, we have had to pay over \$3,500.00 for rodent damage repair for our cars. In addition, a vintage Volkswagen and other items on the north-side of the building will be moved into the buildings.

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

This addition to the existing building/garage will be placed on a previously cleared portion of the property on the east side of the existing building.

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 rarely used existing dirt road and culvert will be upgraded graded and road-base added.
No utilities, sanitation, water supply, drainage, parking or signage will be needed or added.

12 months. This includes the Administrative Permit Application approval, ordering the building, contracting the site preparation, foundation work, and erection of the building.

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

Receiving the Administrative Permit Application approval, then a building permit, followed by ordering the building, contract the site preparation, foundation work, and erection of the 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?

The majority of the existing 9.34 parcel has remained undisturbed both in topography and vegetation (Sagebrush and junipers).

The addition will be on primarily flat and previously cleared segment of land behind the existing building.

The current building and the addition have very little visual impact from Encanto drive

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

The addition is not visible from the adjacent properties dwellings from the western or eastern property lines.

The property on the south is on the other side of the road, Encanto, and the addition would be partially visible.

The property to the north has a limited line of sight to the north side of the existing building.

The addition will enable items stored on the north side of the building to be brought inside.

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

The house is painted grey with white and blue trim. The existing building is a closely coordinated grey with blue trim. Keeping in mind that there aren't any restrictive covenants, conditions deed restrictions (CC&Rs), or HOAs, we continue to keep the appealing but low profile theme with the addition. It is from the same manufacturer and will continue with the same roof line and matching colors. To date, we have met and discussed the addition and any concerns with four of the neighboring property owners and have not had any negative responses.

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

I have visited with the most of adjacent property owners and will continue to update them of the project.

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

No additional parking spaces would be needed for this project.

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

No landscaping is proposed. The existing sage brush, junipers and native vegetation will remain undisturbed except for clearing two junipers for fire protection.

No fencing or painting schemes are proposed or planned for in the future.

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 lightning are proposed.

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
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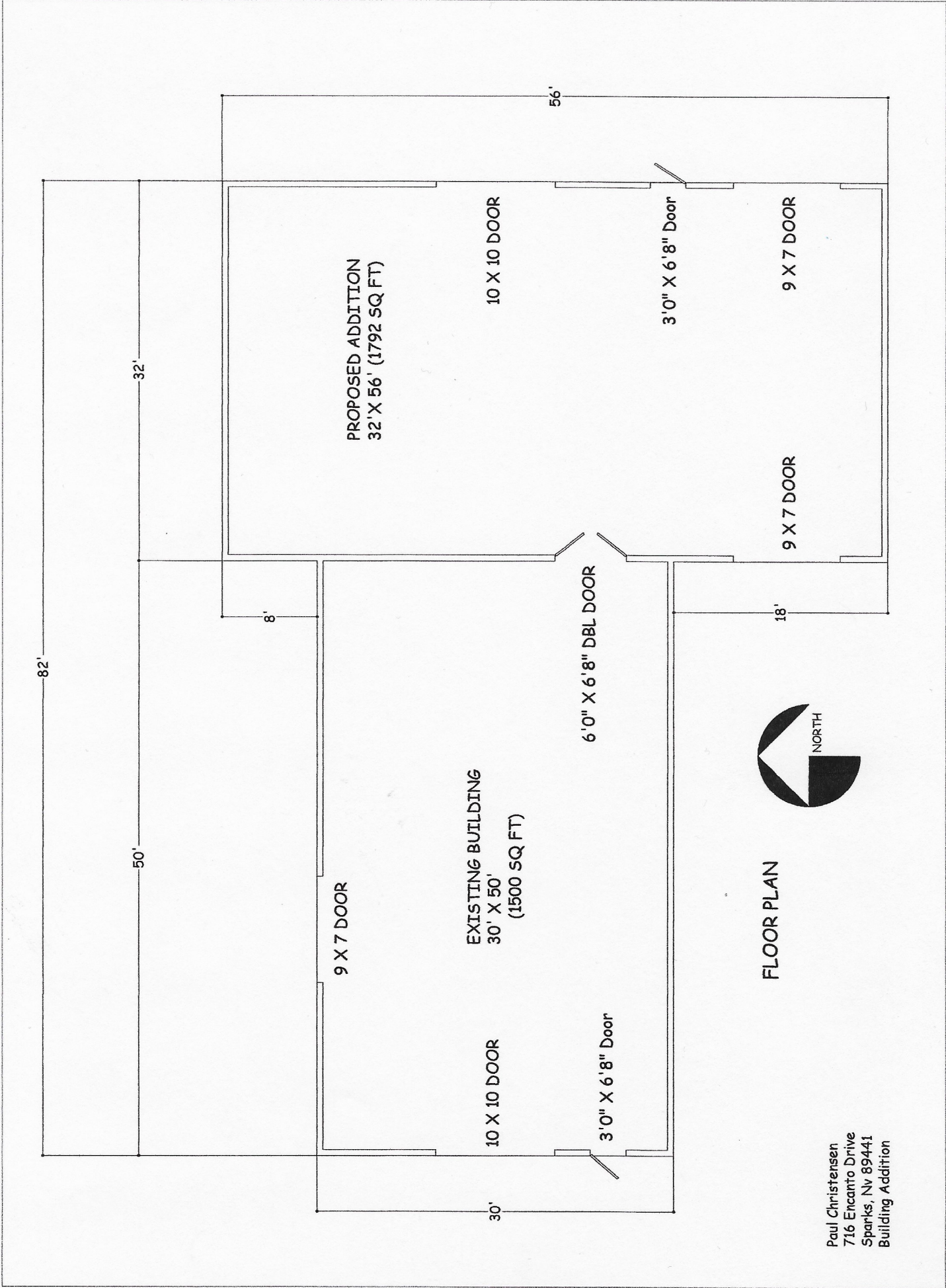
13. Utilities:

a. Sewer Service	Septic, for the dwelling
b. Water Service	Well, for the dwelling and frost free at shop

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	

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):



FLOOR PLAN

Paul Christensen
 716 Encanto Drive
 Sparks, Nv 89441
 Building Addition

3'0" X 6'8" DOOR

9 X 7 Door

10 X 10 DOOR

7'-7"

8'-11"

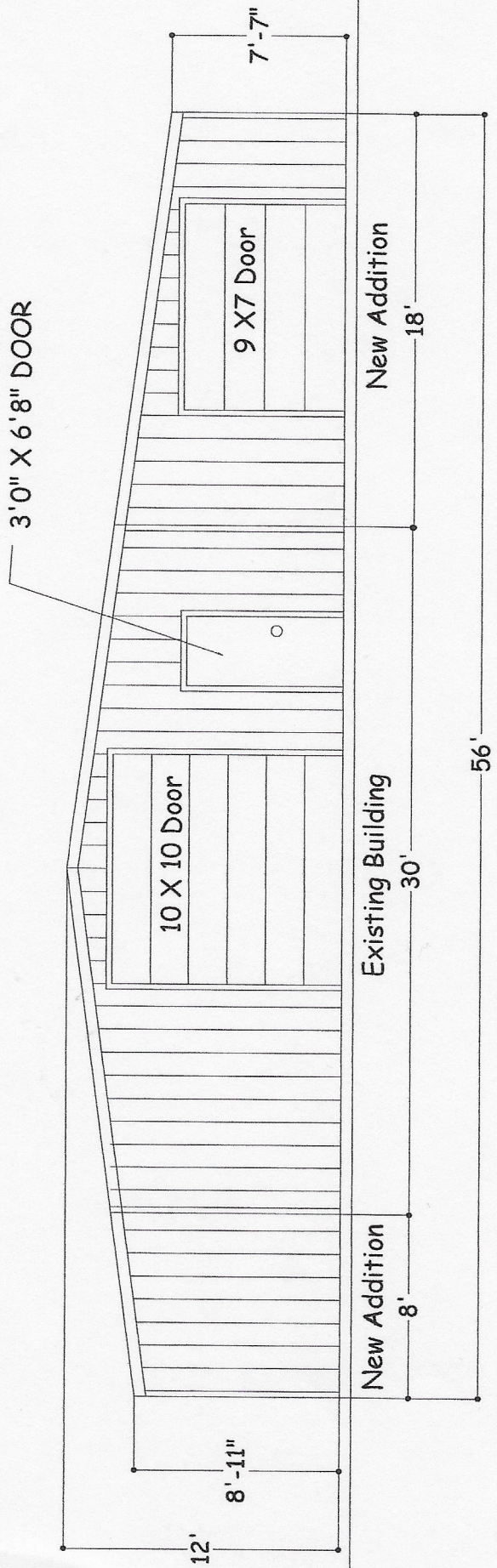
12'

Proposed Addition

56'

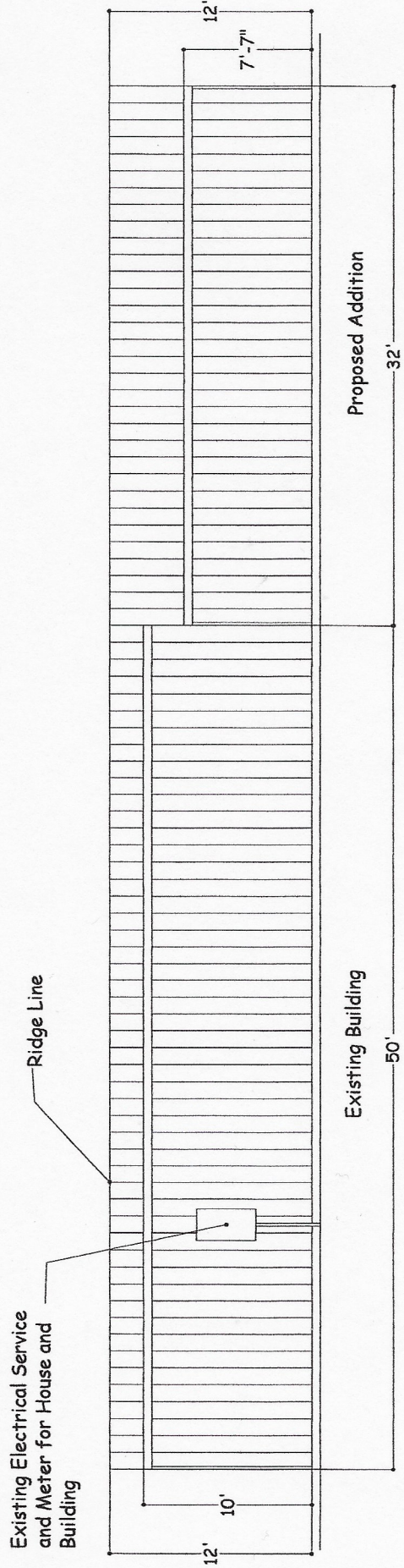
EAST ELEVATION

Paul Christensen
716 Encanto Drive
Sparks, Nv 89441
Building Addition



WEST ELEVATION

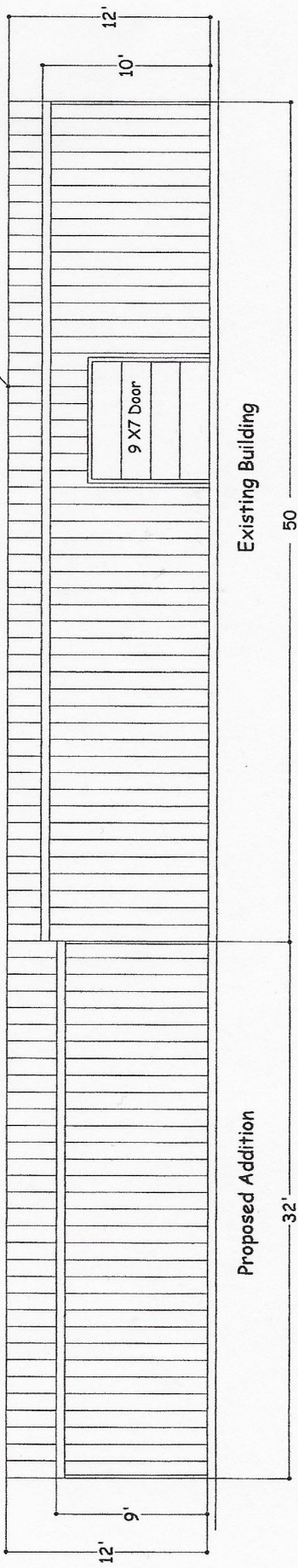
Paul Christensen
 716 Encanto Drive
 Sparks, Nv 89441
 Building Addition



SOUTH ELEVATION

Paul Christensen
 716 Encanto Drive
 Sparks, Nv 89441
 Building Addition

Ridge Line



Existing Building

Proposed Addition

NORTH ELEVATION

Paul Christensen
716 Encanto Drive
Sparks, Nv 89441
Building Addition

CHRISTENSEN ADDITION ATTACHMENTS:

Photographs.

1. Goggle map overhead view of house, building, and property.
2. Looking to the east, from Encanto Drive toward the house and existing building
3. Looking east at the west end of the existing building.
4. Looking northwest at the east end of the existing building and house
5. Looking north at the east end of the building and the area where the addition will be build.

Google Maps 716 Encanto Dr



ATTACHEMENT #1. Overhead view of the house, existing metal building driveways and Encanto drive



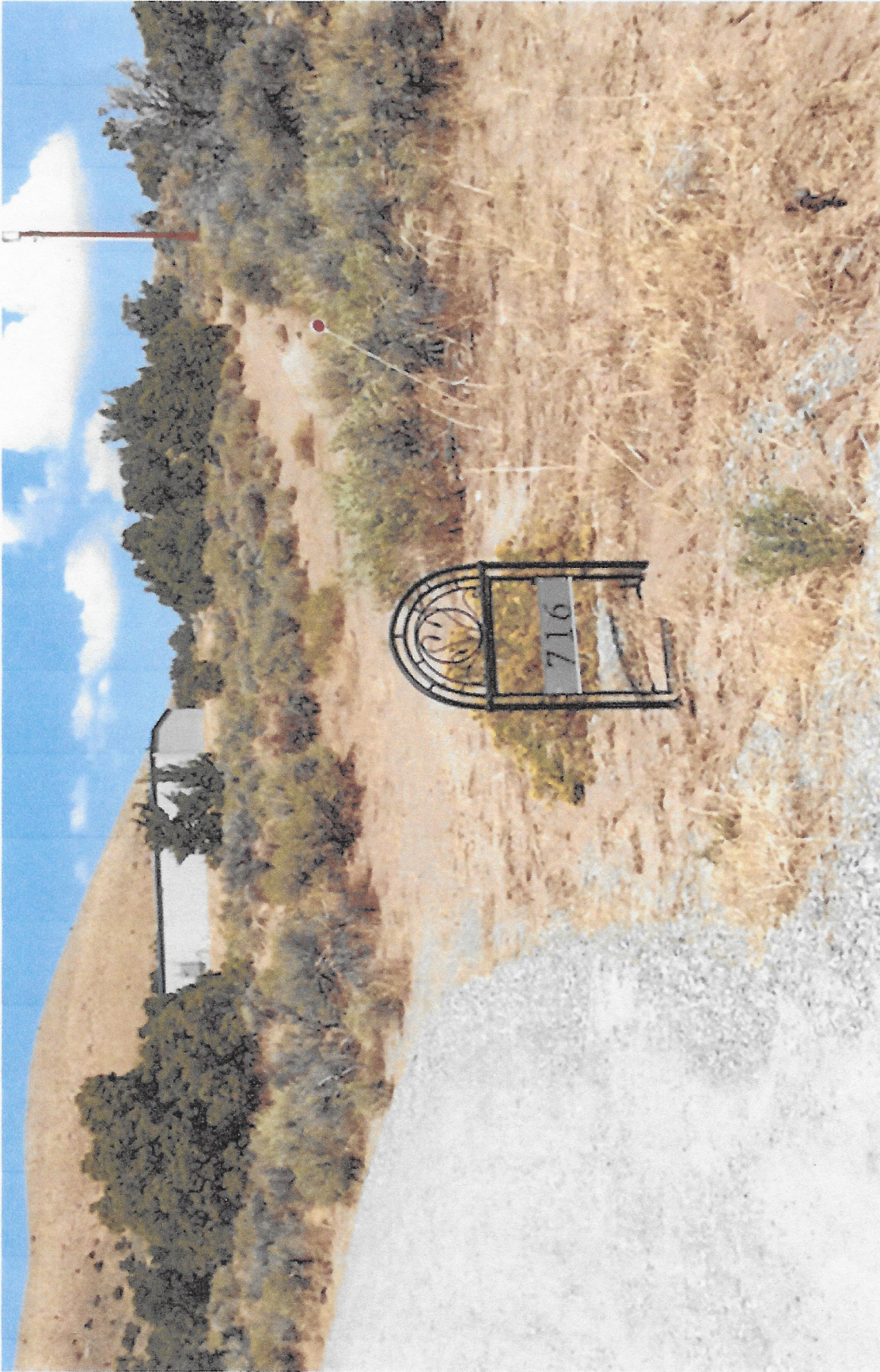
ATTACHMENT #2. Looking east from Encanto Drive toward dwelling and existing metal building



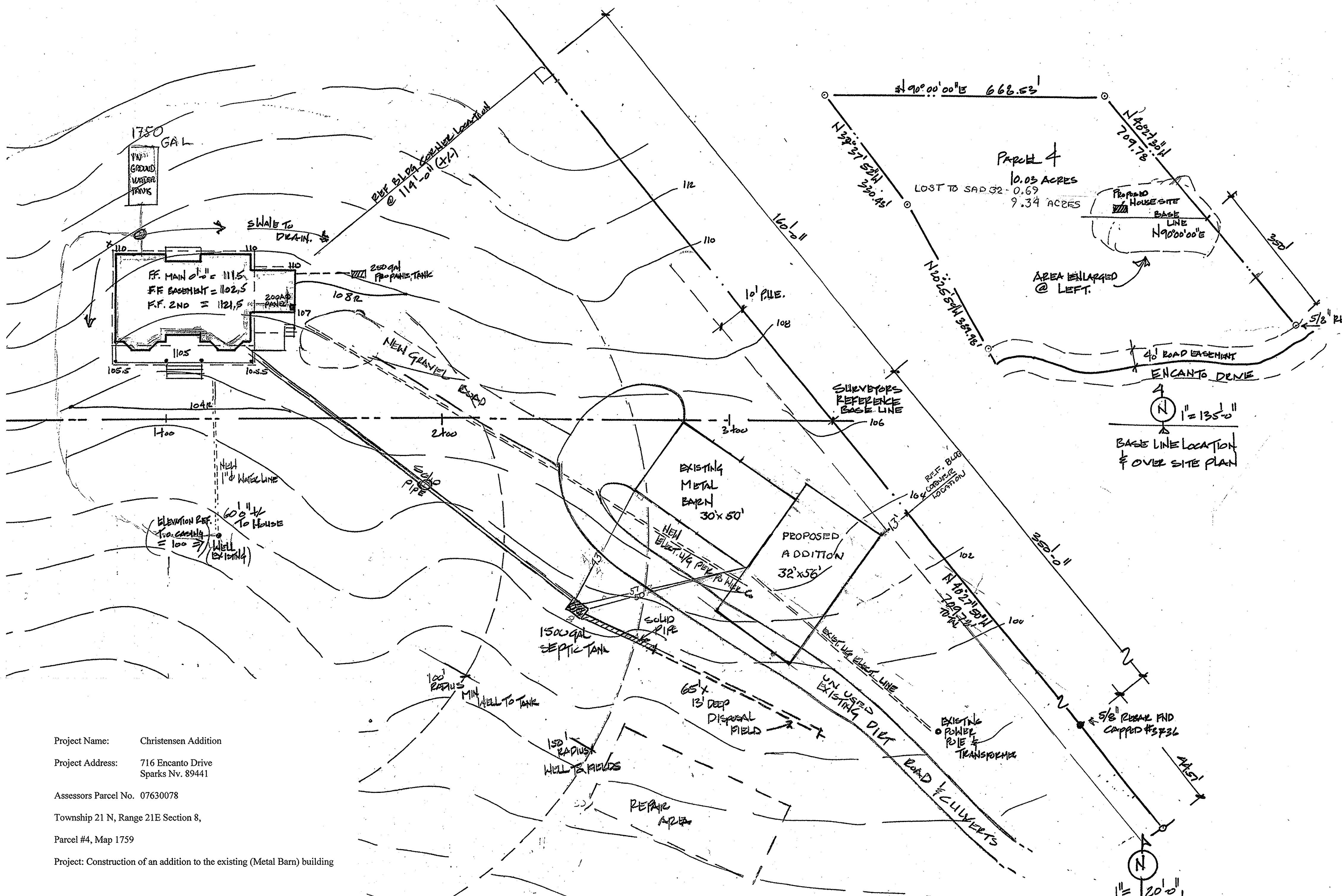
ATTACHMENT #3. Looking east at the west end of the existing metal building



ATTACHMENT #4. Looking northwest at the dwelling and metal building from Encanto Drive



ATTACHMENT #5. Looking north from Encanto Drive at the existing metal building and the area behind the building where the proposed addition will be built.



Project Name: Christensen Addition
 Project Address: 716 Encanto Drive
 Sparks Nv. 89441
 Assessors Parcel No. 07630078
 Township 21 N, Range 21E Section 8,
 Parcel #4, Map 1759
 Project: Construction of an addition to the existing (Metal Barn) building

Parcel 4
 10.03 ACRES
 LOST TO S&P 32 - 0.69
 9.34 ACRES

4
 N
 1" = 135'-0"
 BASE LINE LOCATION
 & OVER SITE PLAN

N
 1" = 20'-0"