



Board of Adjustment Staff Report

Meeting Date: December 1, 2022

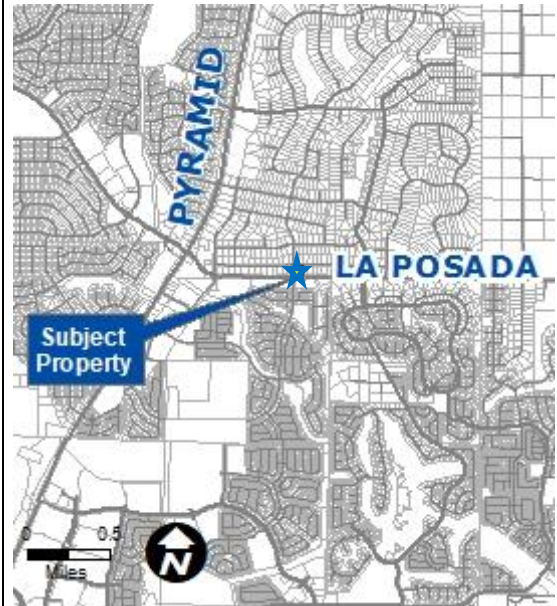
Agenda Item: 8A

ADMINISTRATIVE PERMIT CASE NUMBER:	WADMIN22-0024 (Dach Garage)
BRIEF SUMMARY OF REQUEST:	To allow a detached accessory structure larger than the main residence
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 4,800 SF detached accessory structure that is larger than the existing 2,144 SF main residence.

Applicant / Property Kevin Dach
 Owner:
 Location: 150 Hercules Dr.
 APN: 534-121-02
 Parcel Size: 1.08 acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Low Density Suburban (LDS)
 Area Plan: Spanish Springs
 Development Code: Authorized in Article 306,
 Accessory Uses and
 Structures; and Article 808,
 Administrative Permits
 Commission District: 4 – Commissioner Hartung



Vicinity Map

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 Board of Adjustment approve Administrative Permit Case Number WADMIN22-0024 for Kevin Dach, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25

(Motion with Findings on Page 8)

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Administrative Permit Definition

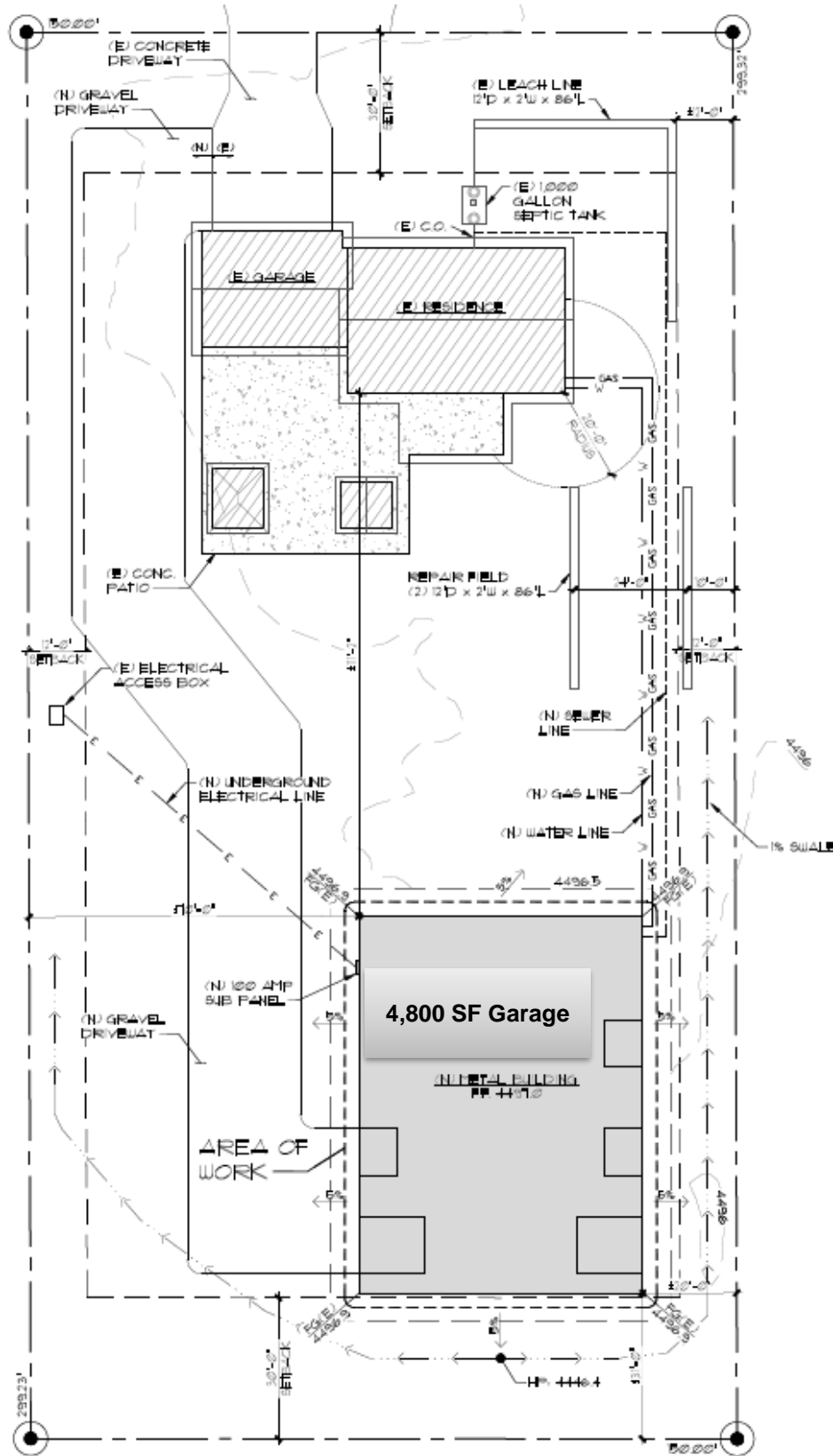
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board 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 WADMIN22-0024 is attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Suburban (LDS) in the Spanish Springs Area Plan. Accessory structures that are larger than the main residence are permitted within the LDS regulatory zone subject to approval of an administrative permit per Washoe County Code 110.306.10(d). The applicant has applied for an administrative permit per Washoe County Code Article 306, which meets this requirement with the same Findings and review.



Arterial Site Plan



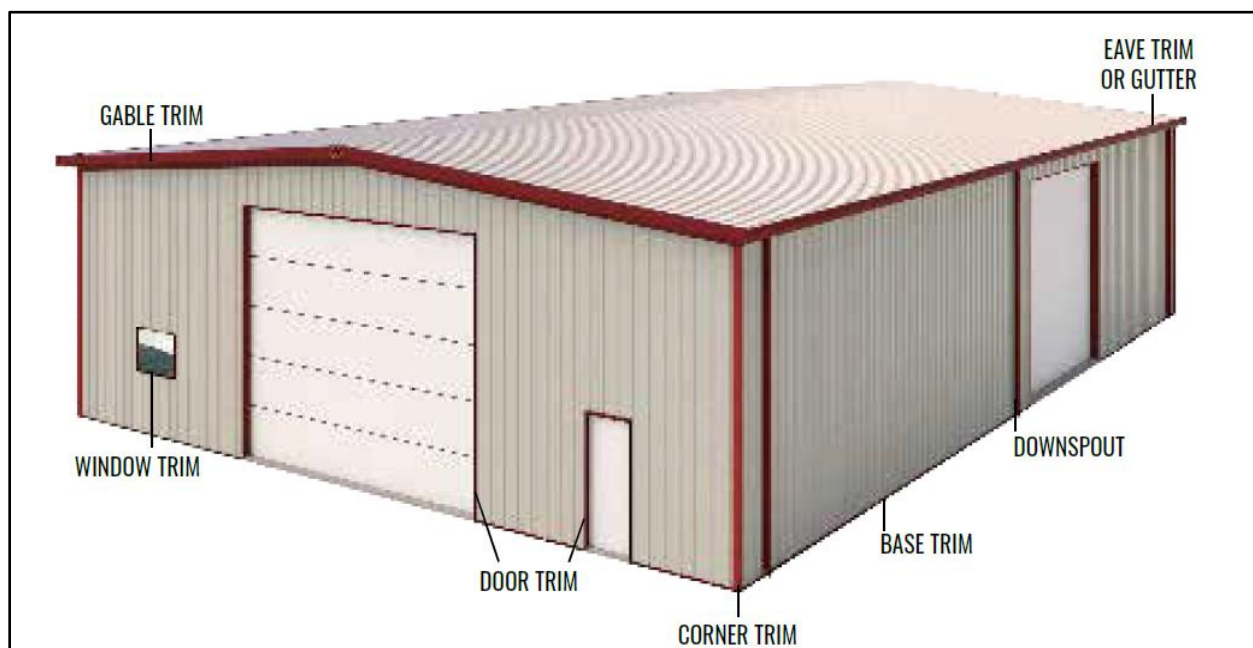
Site Plan

Project Evaluation

The applicant is requesting an administrative permit to approve a ±4,800 SF detached accessory structure on a ±1.08 acre parcel of land where a ±2,144 SF main residence is located. An administrative permit is required per Washoe County Code 110.306.10(d), for an accessory structures that is larger than the main residence.

The parcel has a regulatory zone of low density suburban (LDS) as do the surrounding parcels. The structure will comply with the minimum LDS setbacks of 30 feet in the front and rear and 12 feet on the sides and will meet the required 35-foot height requirement. The allowed lot coverage for all primary and accessory building footprints in the LDS regulatory zone is 25%. The total square footage of the existing and proposed building is ±6,944 SF, which is approximately 15% of the ±1.08 lot.

The parcel is relatively flat and the proposed detached accessory structure will be located to the rear of the parcel, behind the residence (See the site plan on page 5). The applicant indicates that the structure will be used as a garage to store trailers and other vehicles (See metal building below). The structure will have electricity and gas to power a heater and will connect to the septic and community water in order to accommodate a bathroom which includes a toilet and sink. A condition has been included which requires the applicant to obtain a deed restriction at the time of the building permit to prevent the structure from being used as an accessory dwelling. The area on the north and south side of the garage will be landscaped. The structure will be painted a similar gray color as the house.



Metal Building

Spanish Springs Area Plan

The subject parcel is located within the Spanish Springs Area Plan. There are no other relevant policies related to detached accessory structures.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Schaffer, shafferjam@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

***Staff Comment:** The requested detached accessory structure does not conflict with the policies, action programs, standards, and maps of the Master Plan and the Spanish Springs Area Plan. The applicant has applied for an administrative permit per Washoe County Code Article 306, which meets this requirement with the same Findings and review.*

- (b) **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:** A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The detached accessory structure will connect to the existing utilities including, electricity, gas, septic and water. The proposed project was reviewed by relevant agencies and conditions were provided that are necessary to meet applicable Code requirements.*

- (c) Site Suitability. That the site is physically suitable for detached accessory structure and for the intensity of such a development.

Staff Comment: The site is relatively flat and physically suitable for a detached accessory structure. There is a residence on the site and the detached accessory structure will not be a significant intensification to the site. The overall lot coverage will be approximately 15% of the ±1.08 lot. The allowed coverage for LDS regulatory zone is 25%.

- (d) 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: The subject property is located on a residentially zoned 1.08 acre parcel. Issuance of a permit for a detached accessory structure 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.

- (e) 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 in the required noticing distance of the proposed structure; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN22-0024 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 WADMIN22-0024 for Kevin Dach, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for detached accessory structure and for the intensity of such a development;
- (d) 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;
- (e) 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.

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/Owner: Kevin Dach
k-kdach@sbcglobal.net

Consultant: K2 Engineering
jalen@k2eng.net



Conditions of Approval

Administrative Permit Case Number WADMIN22-0024

The project approved under Administrative Permit Case Number WADMIN22-0024 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 1, 2022. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. 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.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two 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 the Planning and Building Division.
- 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. Construction hours are 7am to 7pm Monday through Saturday.
- f. The structure will be painted to match the existing residence and additional landscaping will be installed, including trees.
- g. The roof of the accessory structure shall be non-reflective.
- h. A Deed Restriction is required to be obtain and recorded for the structure as part of the building permit application, if connected to water or wastewater facilities.

Truckee Meadows Fire Protection District

2. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Title, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Water Management Planner Coordinator

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. The applicant shall provide acknowledgement from Great Basin Water Company, if water demand is increased, prior to the approval of any building permit tied to this garage.

4. **Washoe County Health District- Environmental**

The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English, EHS Supervisor, 775.328.2434
jenglish@washoecounty.gov**

- a. The final design and placement of the proposed garage must meet all setbacks of the applicable regulations of the Washoe County District Board of Health.

*** End of Conditions ***



INTEROFFICE MEMORANDUM

DATE: October 27, 2022
TO: Julee Olander, Planner, Planning and Building Division
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: WADMIN22-0024
APN 534-121-02
Dach Detached Garage

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WADMIN22-0024 (Dach Garage) Conditions of Approval
Date: Monday, October 24, 2022 12:14:26 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Specifically we want to ensure that the fire apparatus access road to the garage meets the requirements of the 2018 IFC Section 503 and Appendix D.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 26, 2022

Washoe County Community Services
Planning and Development Division

RE: Dach Garage; 534-121-02
Administrative Permit; WADMIN22-0024

Dear Washoe County Staff:

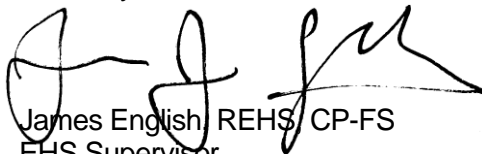
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD does not oppose the approval of the application for a garage larger than the existing residence.
- b) Condition #2: If the application is approved, the final design and placement of the proposed garage must meet all setbacks of the applicable regulations of the Washoe County District Board of Health.
- c) Condition #3: The building plans and permits must be routed to WCHD for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 26, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WADMIN22-0024 Dach Garage

Dear Julee,

In reviewing the administrative permit for a detached structure, the Conservation District has the following comments.

We recommend as a condition of approval the colors of primary residence including the roofing material match to the accessory structure.

Additionally, planting evergreen trees on the southside of the garage to filter the accessory structure from the primary residence.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 26, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Administrative Permit Case Number WADMIN22-0024 (Dach Garage)

Project description:

For hearing, discussion and possible action to approve an administrative permit for a 4,800 SF detached accessory structure that is larger than the existing 2,144 SF main residence.

Location: 150 Hercules Drive, Assessor's Parcel Number: 534-121-02.

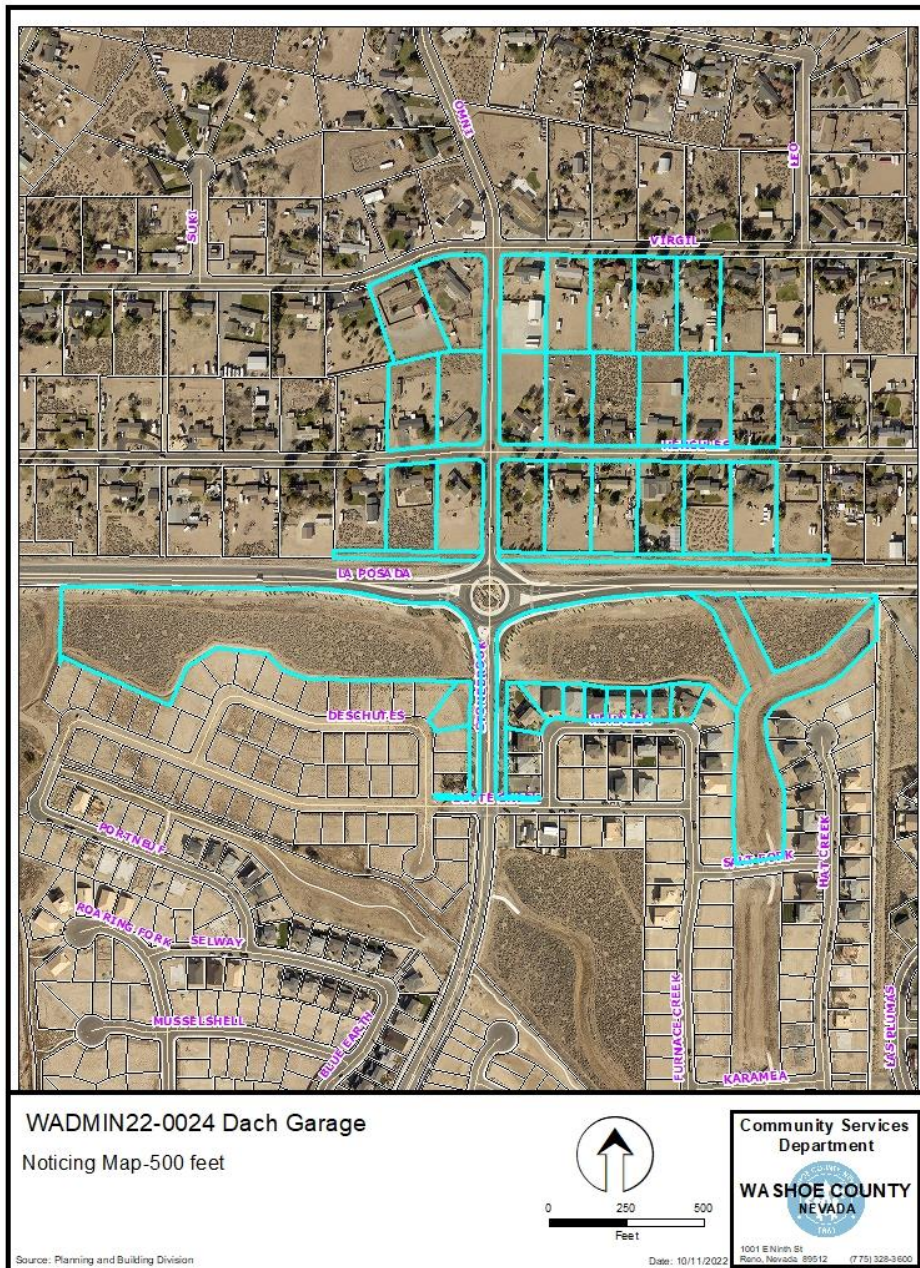
The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

Recommend approval, please provide acknowledgement from Great Basin Water Company, if water demand is increased, prior to the approval of any building permit tied to this garage.

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 31 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN22-0024

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: Dach Garage			
Project Description: Detached Garage			
Project Address: 150 Hercules Drive			
Project Area (acres or square feet): 4800 sq ft.			
Project Location (with point of reference to major cross streets AND area locator): La Posada Dr. and Omni Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-121-02	1.08 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kevin Dach		Name: K2 Engineering	
Address: 150 Hercules Dr.		Address: 860 Maestro Dr. #A	
Sparks, NV	Zip: 89441	Reno, NV	Zip: 89511
Phone: 7756902909	Fax:	Phone: 7753550505	Fax:
Email: k-kdach@sbcglobal.net		Email: Jalen@k2eng.net	
Cell: 7756902909	Other:	Cell:	Other:
Contact Person: Kevin		Contact Person: Jalen Krupt	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
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?

Detached Garage

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

110.306

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

N/A

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?

N/A

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

Construction to begin as soon as permits are approved

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?

The garage will decrease weeds on the property and remove vehicles and trailers from being visible to neighbors.

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

The property will not have trailers and vehicles visible. May be a wind break for neighboring animals

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

Keep construction to daytime hours to not disturb neighbors

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

N/A

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

There will be indoor parking on this facility.

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

There will be shrubs on the north side and trees on the south side of the garage.

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.)

N/A

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.)

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

a. Sewer Service	Septic Tank
b. Water Service	Great Basin Water Company

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	N/A
d. Certificate #	N/A	acre-feet per year	N/A
e. Surface Claim #	N/A	acre-feet per year	N/A
f. Other, #	N/A	acre-feet per year	N/A

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Unk

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

Detached Garage

2. 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, form on page 11):

110.306

3. Name(s) of the Caregiver(s):

N/A

4. 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.)

N/A

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

Great Basin Water Service

b. Sewage (Sanitary Sewer) Service:

Septic Tank

c. Garbage (Solid Waste) Service:

Waiste Mangement

d. Electricity:

NV Energy

e. Natural Gas:

NV Energy

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

Keep construction to daytime hours to not disturb neighbors

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

There will be shrubs on the north side and trees on the south side of the garage.

8. 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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9. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Department
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	Spanish Springs Elementary
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	N/a