



Board of Adjustment Staff Report

Meeting Date: August 3, 2023

Agenda Item: 9B

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0008 (Lee Garage) for WADMIN21-0002

BRIEF SUMMARY OF REQUEST:

To amend a condition to extend the date of when the building permit may be issued for 2-years

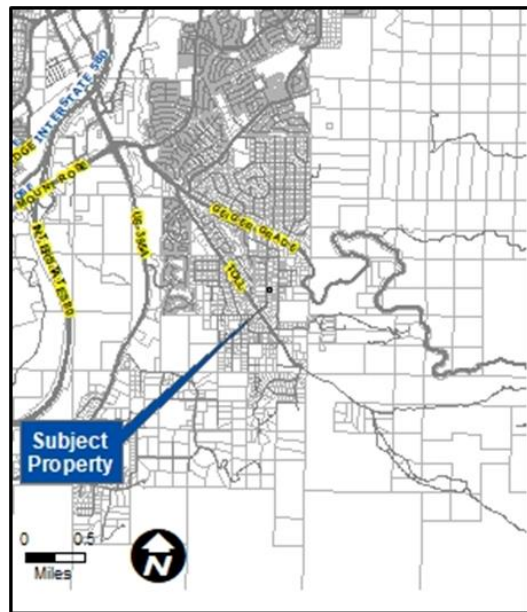
STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions to amend condition 1(c) for Case Number WADMIN21-0002, to extend the requirement that the building permit shall be issued on or before June 8, 2025.

Applicant /Owner: Brandon Lee
 Location: 15280 Kivett Lane
 APN: 017-123-22
 Parcel Size: 0.78 acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Southeast Truckee Meadows
 Development Code: Authorized in Article 306, Accessory Uses and Structures; and Article 808, Administrative Permits
 Commission District: 2 – Commissioner Clark



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 Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0008 for Brandon Lee, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25

(Motion with Findings on Page 6)

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Agency Comments Exhibit B

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Project Application Exhibit E

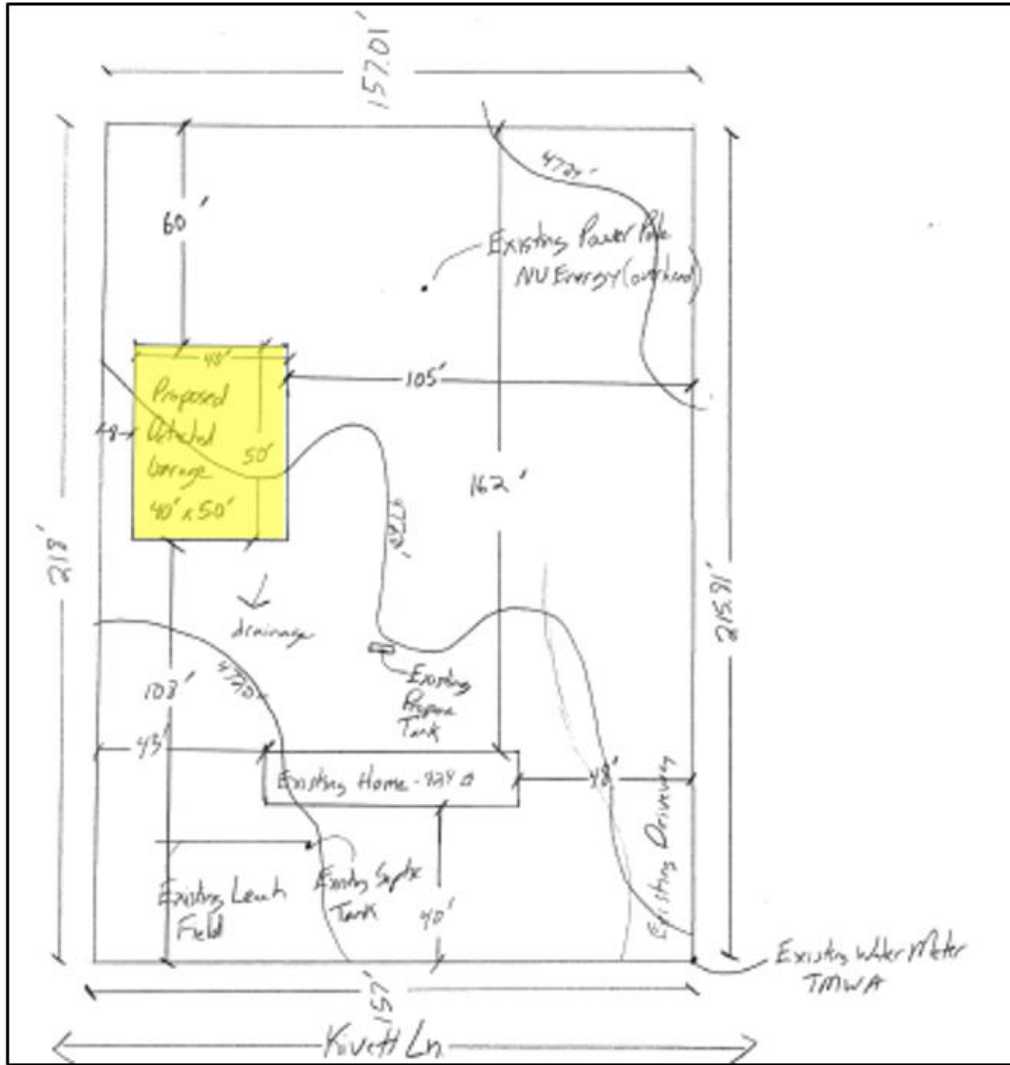
Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

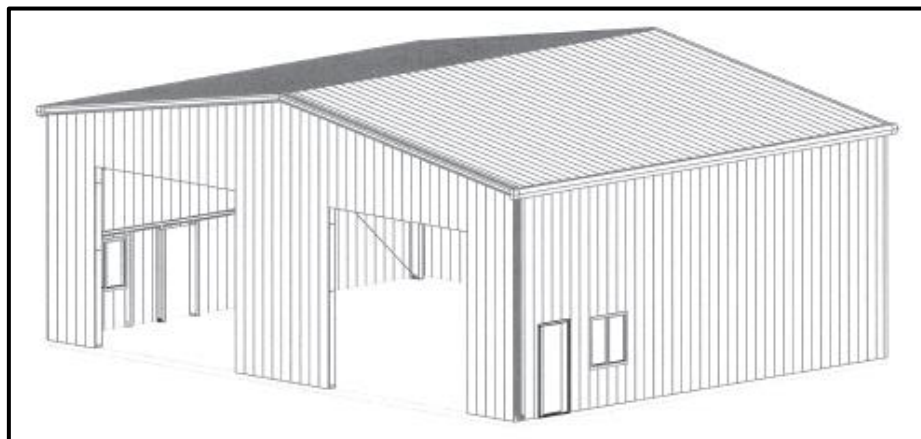
- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended action order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC23-0008 is attached to this staff report and will be included with the amended action order.



Site Plan



Elevation of Garage

Background and Evaluation of Amendment Request

On June 3, 2021 the Board of Adjustment (BOA) heard and approved administrative permit case number WADMIN21-0002. The request was for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence; an administrative permit is required per Washoe County Code 110.306.10(d).

The applicant is now requesting to amend the conditions of approval for item 1(c) of the original conditions of approval to read as follows:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **June 8, 2025**. 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.

Southeast Truckee Meadows Area Plan

The subject parcel is located within the Southeast Truckee Meadows Area Plan. There are no other relevant policies related to amending an administrative permit condition to extend the date of when the building permit is required to be issued.

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 Sewer	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, rwimer@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,

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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

Staff Comment: The request to amend the approved conditions of approval to extend the date of when the building permit is issued does not conflict with the policies, action programs, standards, and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

2. 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: The request to amend the approved conditions of approval to extend the date of when the building permit is issued will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply.

3. Site Suitability. That the site is physically suitable for detached accessory structure and for the intensity of such a development.

Staff Comment: The request to amend the approved conditions of approval to extend the date of when the building permit is issued will not impact the site suitability.

4. 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 request to amend the approved conditions of approval to extend the date of when the building permit is issued 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.

5. 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

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC23-0008 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 Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0008 for Brandon Lee, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for detached accessory structure, and for the intensity of such a development;
4. 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;

5. 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 Planning Commission and mailed to the 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 Planning Commission and mailed to the applicant.

Applicant/Owner: Brandon Lee.,
 brandonlee51@gmail.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0008

For Administrative Permit Case Number WADMIN21-0002

The project approved under Amendment of Conditions Case Number WAC23-0008 for Administrative Permit Case Number WADMIN21-0002 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on August 3, 2023. 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 amendment of conditions approval regarding the Administrative Permit Case Number WADMIN21-0002 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 amended conditions of approval related to the Administrative Permit Case Number WADMIN21-0002 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 amended conditions imposed regarding the approved Administrative Permit Case Number WADMIN21-0002 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Administrative Permit Case Number WADMIN21-0002 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.

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 Planning and Building, 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 approval.**
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **June 3, 2024**. 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.
- c. The applicant shall also meet all conditions of approval previously approved on June 3, 2021 by Administrative Permit WADMIN21-0002 (Lee Garage).

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, Fire Captain, 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/>

*** End of Amended Conditions ***



Date: June 26, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0008 –for Lee Garage
APN: 017-123-22

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to extend the approval of Administrative Permit Case Number WADMIN21-0002 for two additional years. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Brandon Lee.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAC23-0008 (Lee Garage) Conditions of Approval
Date: Friday, June 23, 2023 9:21:22 AM
Attachments: [image001.png](#)

Hi Julee,

We do have amendments to TMFPD's conditions from the 2021 review.

This parcel is located in a moderate WUI zone with conforming water and appears to not be able to provide the 30 feet of required defensible space. Ignition Resistant Class 2 is required.

This project shall also 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/>.

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"

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: June Agency Review Memo 1
Date: Thursday, June 15, 2023 9:20:14 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T does have aerial cable facilities on the North side of named property, but this does not appear to cause a conflict. AT&T has no adverse comments or concerns regarding this plan. We look forward to reviewing the final map.

Amendment of Conditions Case Number WAC23-0008 (Lee Garage)

PS. Sorry for mis-spelling your name on last email.

Thank you,

Bryson Gordon

MGR OSP PLNG & ENGRG DESIGN

AT&T NEVADA ROW

1375 Capital Blvd. rm115. Reno, NV 89502

Cell: 775-343-6655

E-mail: bg1853@att.com



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order

Administrative Permit Case Number WADMIN21-0002 (Lee Garage)

Decision: Approval with Conditions

Decision Date: June 3, 2021

Mailing/Filing Date: June 8, 2021

Applicants: Brandon Lee

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division

Phone: 775.328.3627
 E-Mail: jolander@washoecounty.us

Administrative Permit Case Number WADMIN21-0002 (Lee Garage) – For hearing, discussion, and possible action to approve an administrative permit for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence; a special use permit is required per Washoe County Code 110.306.10(d)

- Applicant/Property Owner: Brandon Lee
- Location: 15280 Kivett Lane
- APN: 017-123-22
- Parcel Size: 0.78 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 808, Administrative Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;



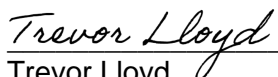
To: Brandon Lee
Subject: Administrative Permit Case Number WADMIN21-0002
(Lee Garage)
Date: June 8, 2021
Page 2 of 2

2. 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;
3. Site Suitability. That the site is physically suitable for detached accessory structure, and for the intensity of such a development;
4. 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;
5. 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/JO/df

Attachments: Conditions of Approval

Applicant/Owner Property: Brandon Lee
brandonlee51@gmail.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office.



Conditions of Approval

Administrative Permit Case Number WADMIN21-0002

The project approved under Administrative Permit Case Number WADMIN21-0002 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 3, 2021. 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.

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, 775.328.3827, jolander@washoecounty.us

- 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

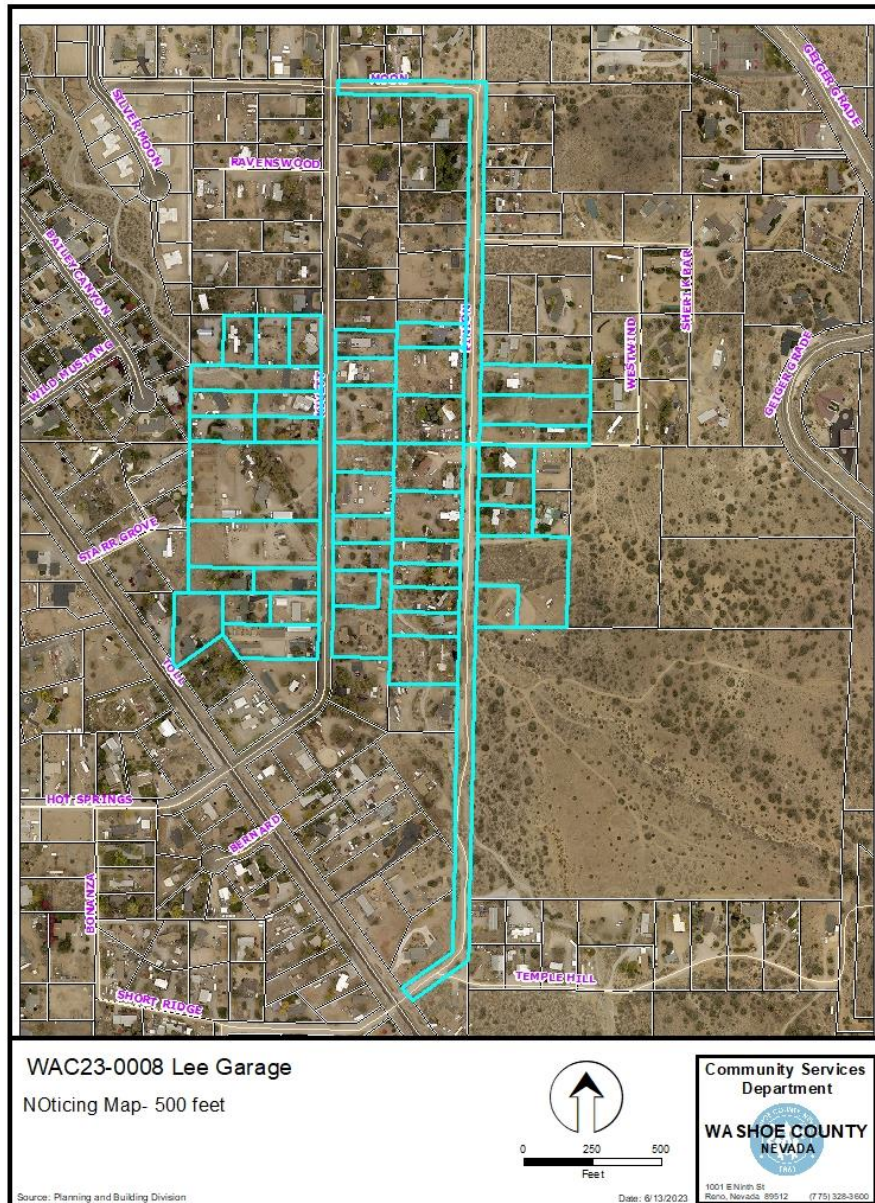
Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- f. Any grading on site shall be in compliance with applicable best management practices to minimize erosion.
- g. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.

*** End of Conditions ***

Public Notice

Washoe County Code requires that public notification for a special use permit must 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. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 44 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

WAC23-0008 Case Number WADMIN21-0002



Community Services Department Planning & Development Division

Early Application Waiver

I, Brandon Lee Applicant/Applicant representative
(Print name) (circle one)

understand that for the privilege and convenience of submitting my application before the scheduled application date, I am waiving my right to claim that the county has failed to process my application in a timely matter, as required by NRS 278.02327. I understand that my application will be assigned to a staff planner and processed during the next application cycle, and the County will conform to the State and Washoe County Development Code mandated processing requirements as of the date of that application cycle.

Application Type and Case No Amendment of Conditions
Property address or APN 15280 Kivett Lane
Date Submitted 6-6-2023
Application Date 6-8-2023
Signature [Signature]
Print Name Brandon Lee

I am applying for an Administrative Permit and will attempt to obtain all the required surrounding property owner signatures prior to the application date. If I do not obtain all the signatures by the application cycle date I shall contact Planning and Development Division at 328-6100 on the application date to requesting that my case be scheduled to be heard by the Board of Adjustment/Planning Commission.

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

I am seeking an extension of the existing Administrative Permit. Covid added challenges to getting the garage installed. I could not get the fabrication done, and most people in the construction industry were not available during the time frame of the Administrative Permit due to labor shortages.
I am only seeking to extend the time frame of the existing Administrative Permit.

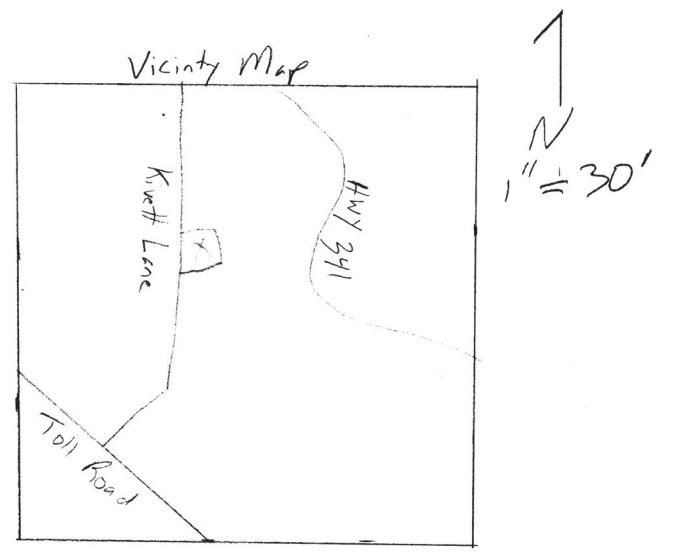
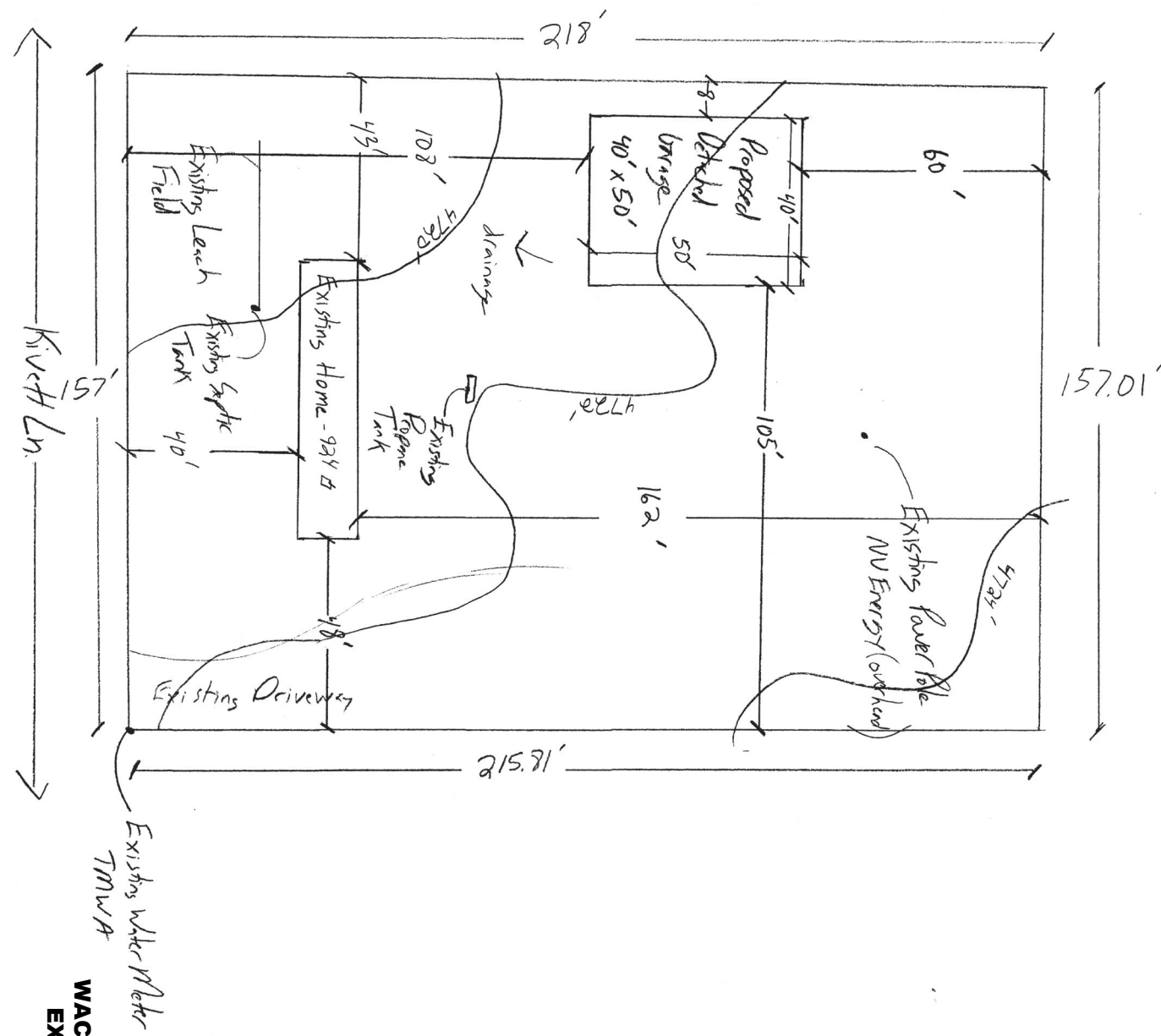
2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

This extension of the existing administrative permit should not have any potential impacts to public health, safety, or welfare.

Washoe County Development Application

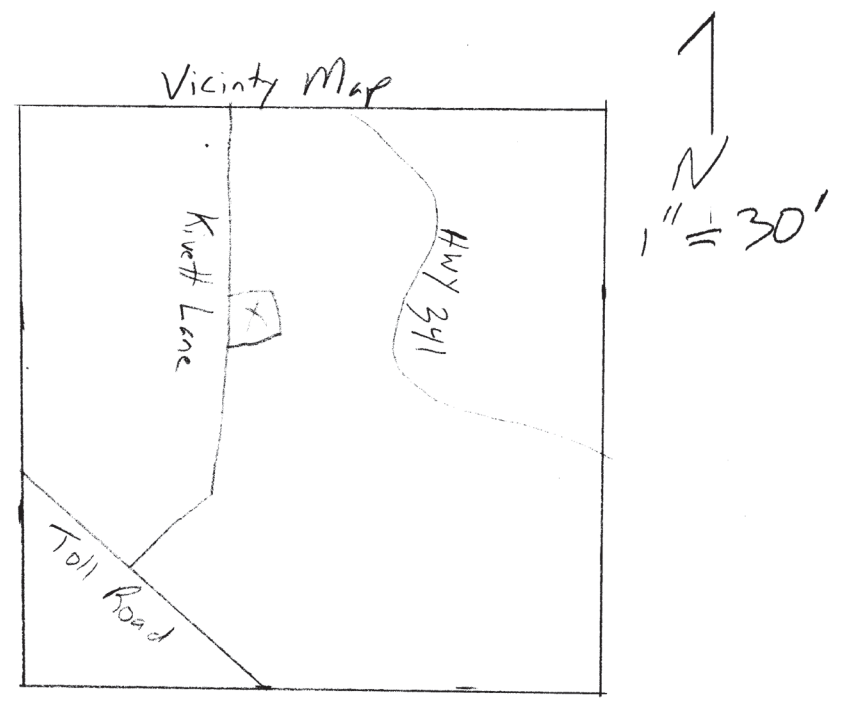
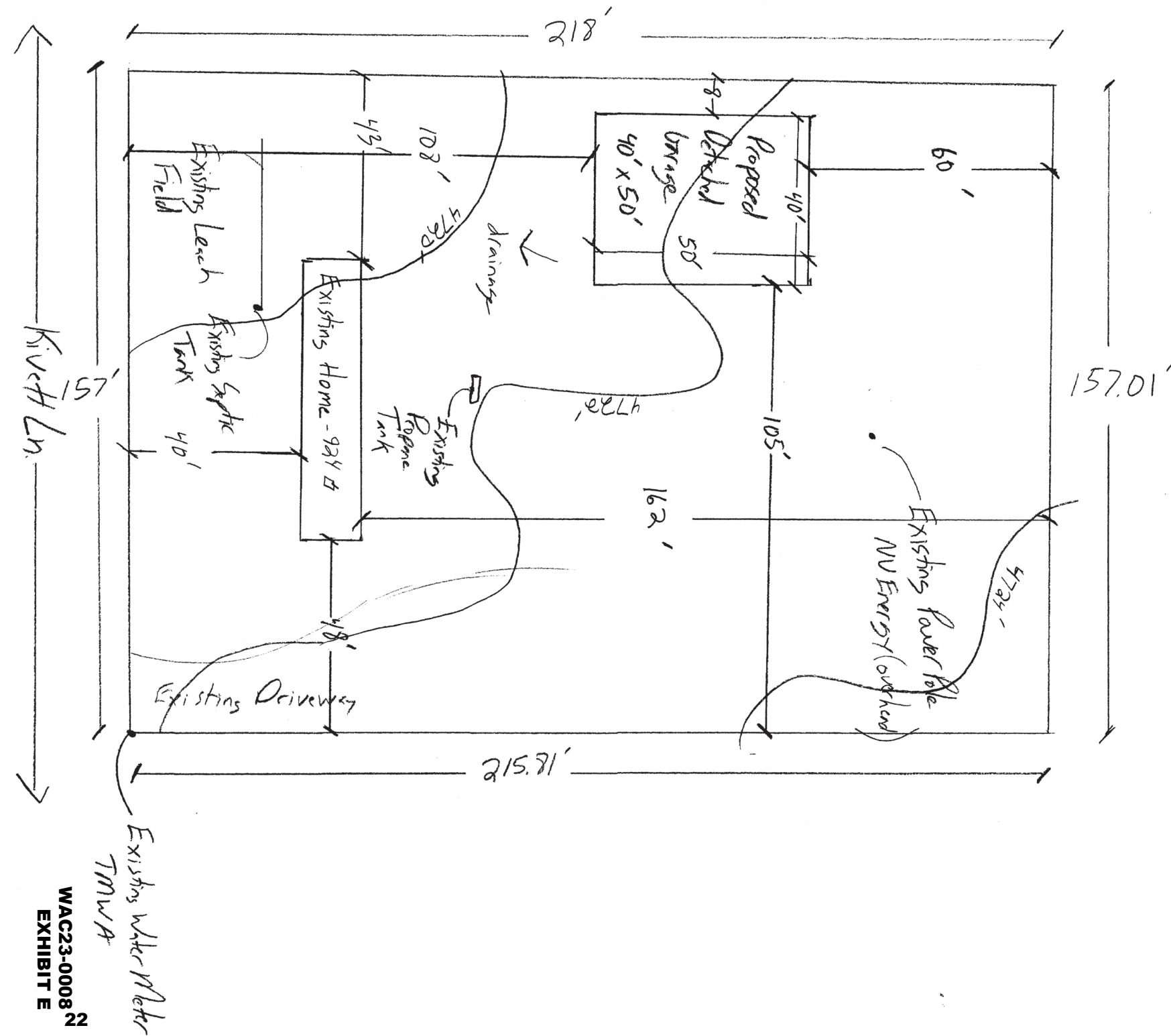
Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: <u>WADMIN21-0002</u>	
Project Name: Lee Garage			
Project Description: Install 2,000 SF detached accesorry structure that is larger than the existing 924 SF Main Structure			
Project Address: 15280 Kivett Lane, Reno NV 89521			
Project Area (acres or square feet): 2,000 SF			
Project Location (with point of reference to major cross streets AND area locator): Southeast Truckee Meadows off of Geiger Grade Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-123-22	0.78		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WADMIN21-0002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Brandon Lee		Name:	
Address: 10431 Blockade Drive		Address:	
Reno	Zip: 89521		Zip:
Phone: 775-828-9660	Fax:	Phone:	Fax:
Email: brandonleep51@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Brandon Lee		Name:	
Address: 10431 Blockade Drive		Address:	
Reno	Zip: 89521		Zip:
Phone: 775-828-9660	Fax:	Phone:	Fax:
Email: brandonleep51@gmail.com		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):	



Lee Detached Garage

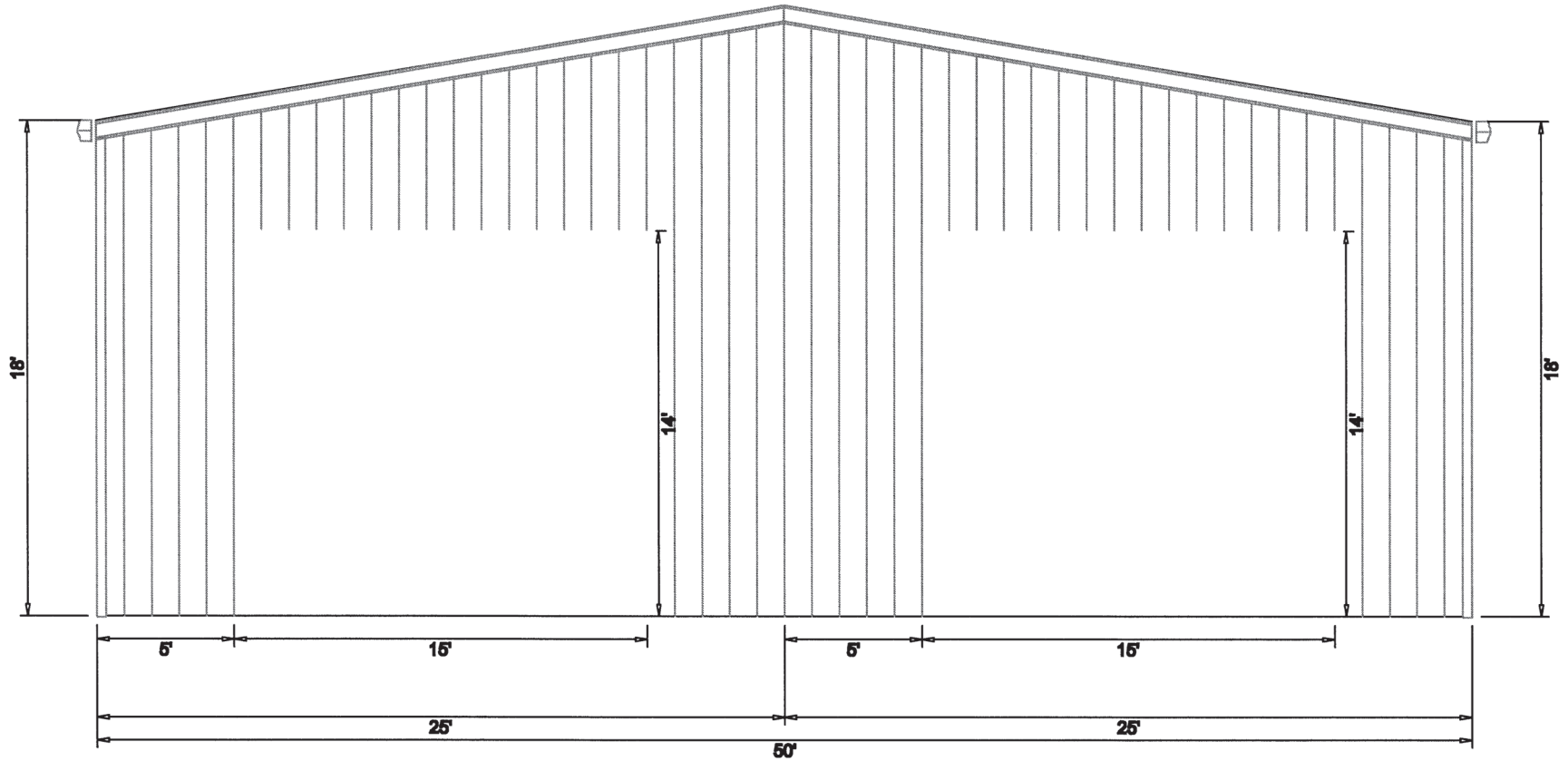
<u>Owner/Preparer</u>	
Brandon Lee	3/30/21
PO Box 21444	
Reno, NV 89515	
775-828-9660	
<u>Project</u>	
15280 Kivett Lane	
Reno, NV 89521	
APN# 017-123-22	
.78 acres	
Sheet 1 of 1	



Lee Detached Garage

Owner/Preparer
 Brandon Lee 3/30/21
 PO Box 21449
 Reno, NV 89515
 TTS-828-9660

Project
 15280 Kivett Lane
 Reno, NV 89521
 APN# 017-123-22
 .78 acres
 Sheet 1 of 1



Project
 15280 Kivett Lane, Reno, NV 89521
 APN# 017-123-22
 Elevation Sheet 2 of 5

South Elevation

Lee Detached Garage
 Brandon Lee
 PO Box 21449, Reno NV 89515
 775-828-9660

STAR
 BUILDING SYSTEMS
 8600 SOUTH INTERSTATE 35
 OKLAHOMA CITY, OK 73149
 (405) 838-2010

Customer:
 BE Pitt Control
 Reno, NV 89521

Builder:
 Lee Construction
 1000 South Rock Sage G
 Reno, NV 89509

CONTACT:
 COUNTY: Washoe
 COUNTY: Washoe

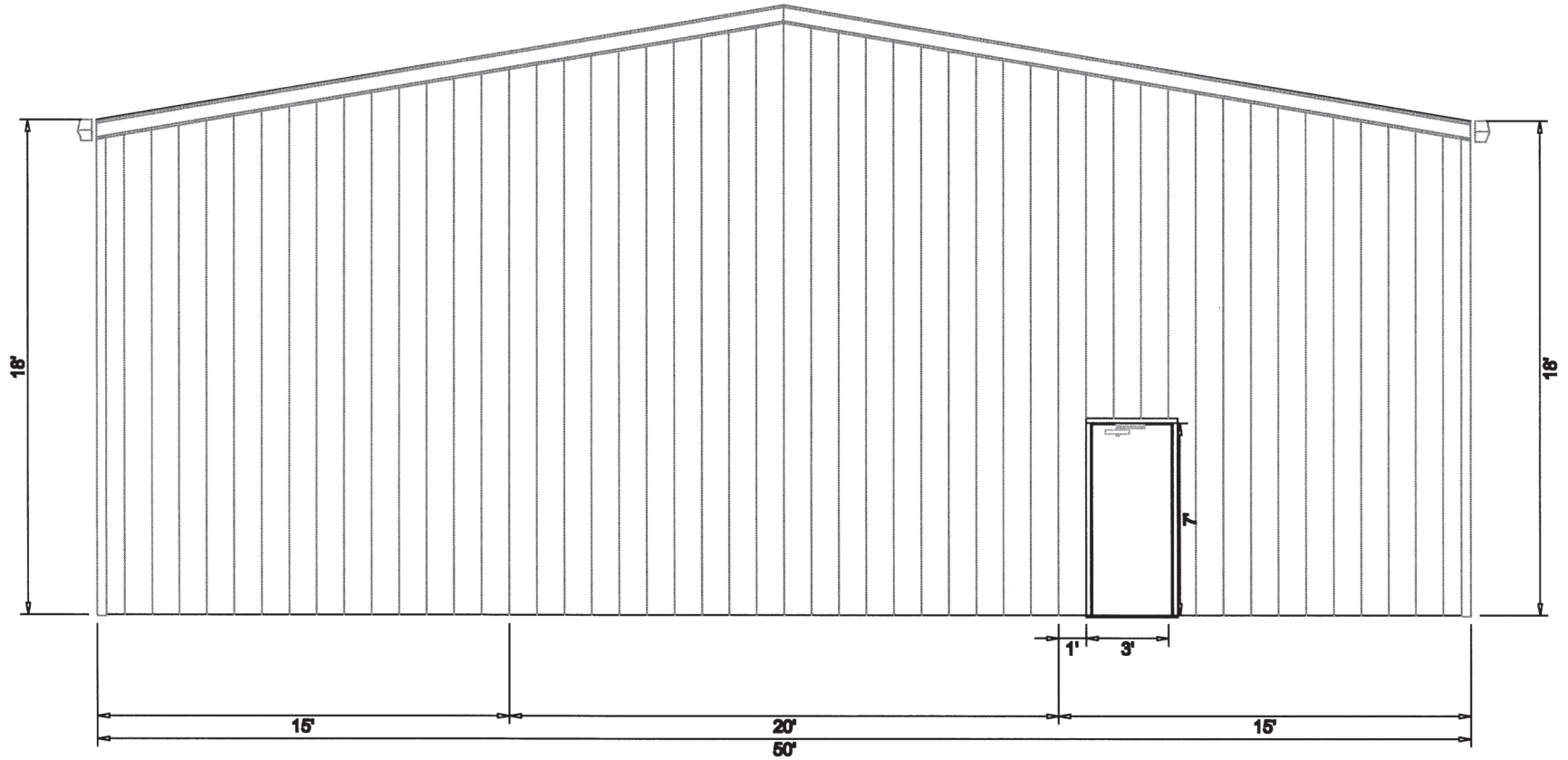
Drawings **Checklist** **Permit**
 Permit **Permit** **Permit**

Scale: NOT TO SCALE
VERSION: PAPER SIZE
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ESTIMATOR: KJ **DATE:** 4/7/21
JOB TRADE:

MEMBER

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WAC23-0008
 EXHIBIT E
 23



Project
 15280 Kivett Lane, Reno, NV 89521
 APN# 017-123-22
 Elevation Sheet 3 of 5

North Elevation

Lee Detached Garage
 Brandon Lee
 PO Box 21449, Reno NV 89515
 775-828-9660

STAR
 BUILDING SYSTEMS
 8600 SOUTH INTERSTATE 35
 OKLAHOMA CITY, OK 73148
 (405) 858-2010


Builder:
 1020 South Rock State G
 Reno, NV 89500

Customer:
 81 Peck Court
 Reno, NV 89521

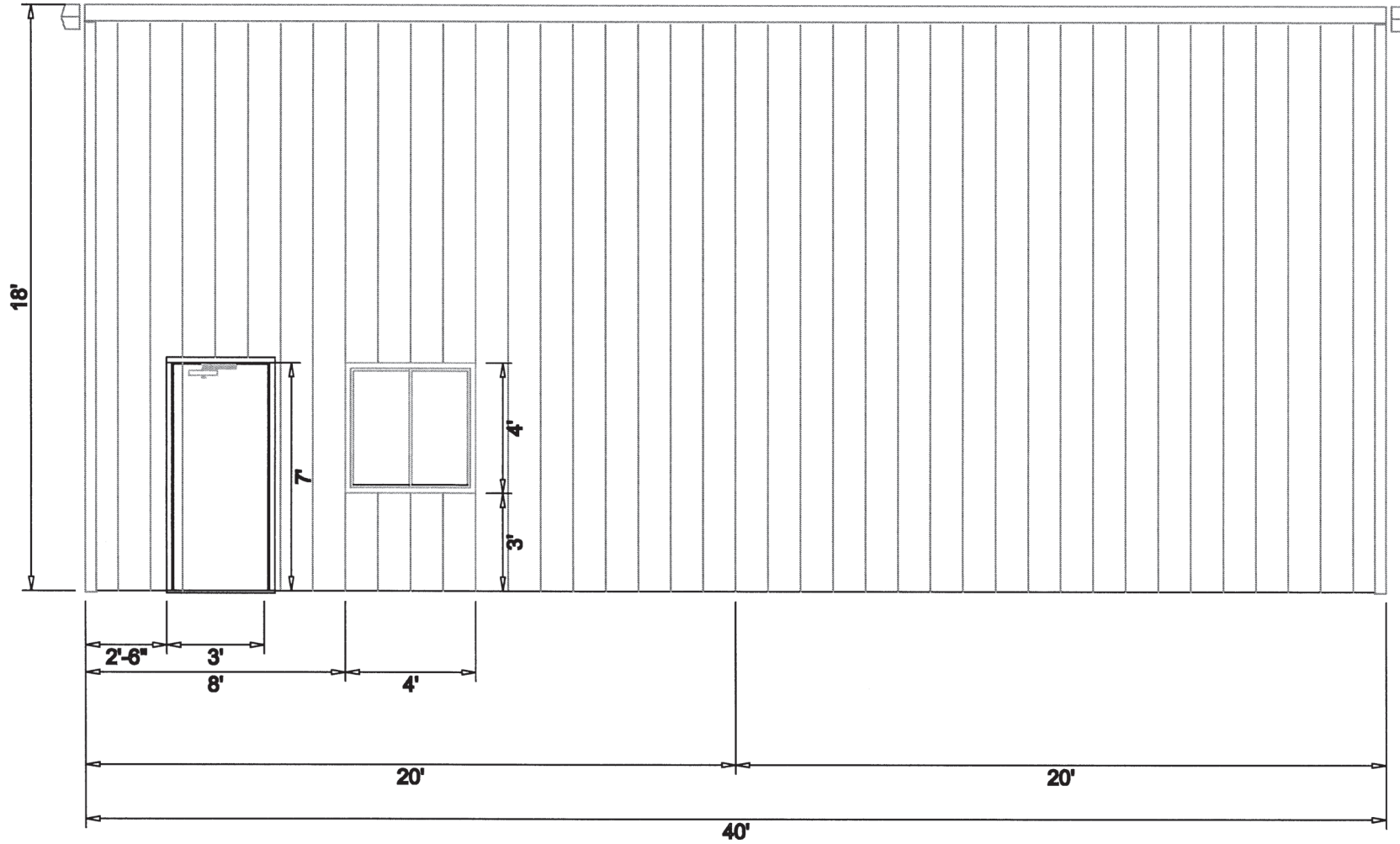
CONTACT:
 COUNTY: Washoe

Drawing Status:
 For Approval
 For Construction Permit
 For Final Installation

Scale: NOT TO SCALE	
VERSION:	PAPER SIZE:
	22x34
ESTIMATOR:	DATE:
KJ	4/7/21
DESCRIPTION:	

MEMBER

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WAC23-0008
 EXHIBIT E
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Project
 15280 Kivett Lane, Reno, NV 89521
 APN# 017-123-22
 Elevation Sheet 4 of 5

East Elevation

Lee Detached Garage
 Brandon Lee
 PO Box 21449, Reno NV 89515
 775-828-9660

STAR
 BUILDING SYSTEMS, INC.
 8000 SOUTH INTERSTATE 35
 OKLAHOMA CITY, OK 73149
 (405) 636-2010

Customer:
 B1 Peck Control
 Reno, NV 89521

CONTACT:
 COUNTY: Washoe
 Reno, NV 89509

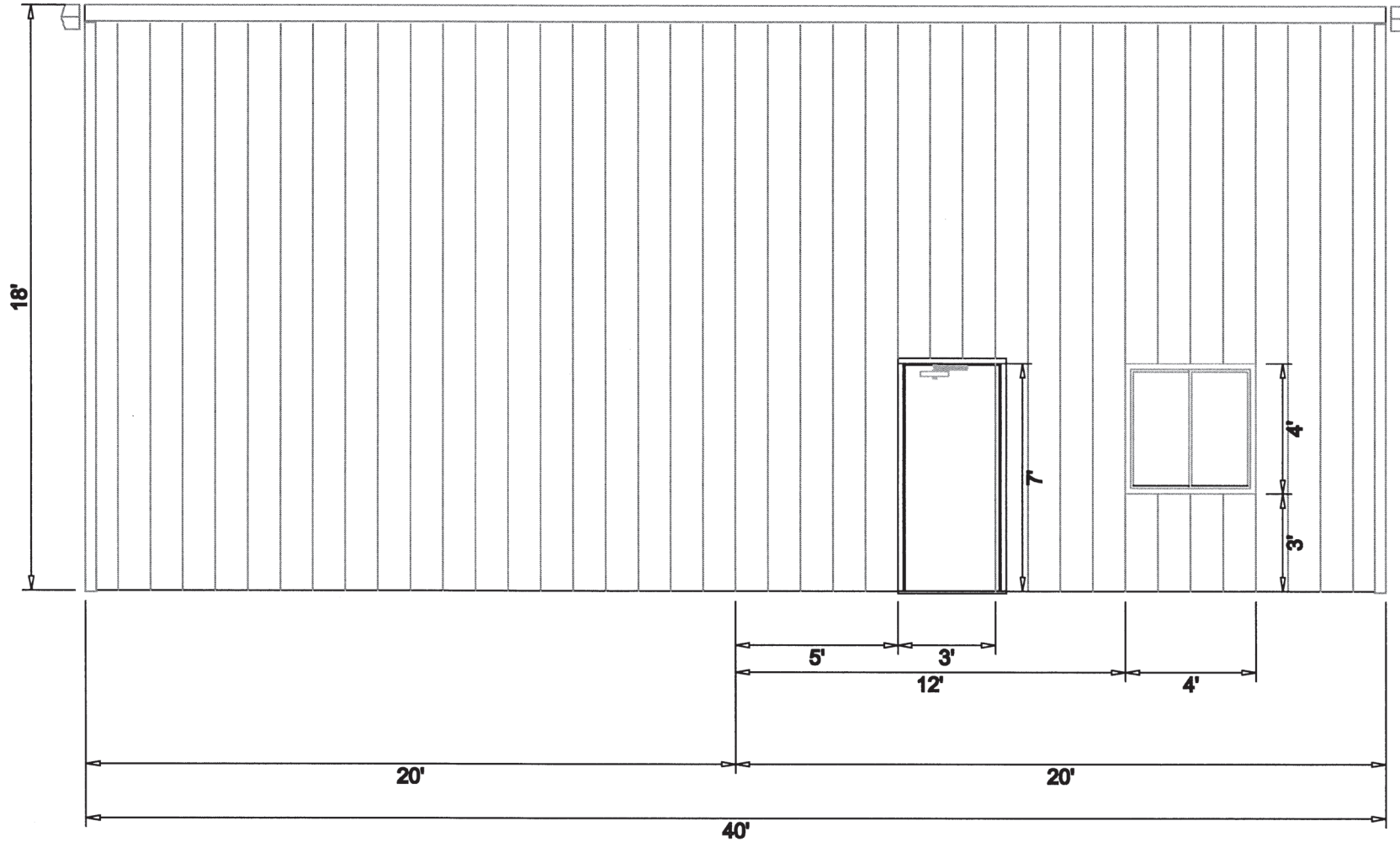
Author:
 1020 South Rock Sale G
 Reno, NV 89509

For Approval
 For Estimate
 For Construction Permit
 For Final Installation

Scale: NOT TO SCALE	
VERSION:	PAPER SIZE:
	22x34
ESTIMATOR:	DATE:
KJ	4/7/21
JOB NAME:	

MEMBER

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Project
 15280 Kivett Lane, Reno, NV 89521
 APN# 017-123-22
 Elevation Sheet 5 of 5

West Elevation

Lee Detached Garage
 Brandon Lee
 PO Box 21449, Reno NV 89515
 775-828-

ASTAR BUILDING SYSTEMS 8600 SOUTH INTERSTATE 35 OKLAHOMA CITY, OK 73149 (405) 838-2010 CONTACT: 81 Park Center COUNTY: Washoe Reno, NV 89521	
Customer: 81 Park Center Reno, NV 89521	<input type="checkbox"/> Per Construction Permit <input type="checkbox"/> Per Electrical Installation
Builder: 1020 South Rock Sale G Reno, NV 89509	<input type="checkbox"/> Per Approval <input type="checkbox"/> Per Electrical Installation
Drawing Status:	<input type="checkbox"/> Drafting <input type="checkbox"/> Estimate <input type="checkbox"/> Approved
Scale: NOT TO SCALE	VERSION: 22x34 ESTIMATOR: KJ DATE: 4/7/21
MEMBER MBMA The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.	