

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: 5204 Eagle Place			
Project Description: Construction of a 4,000 sq ft detached shop on the 3 acre subject parcel			
Project Address: 5204 Eagle Place			
Project Area (acres or square feet): 2.5 acres			
Project Location (with point of reference to major cross streets AND area locator): Sec. 3 T22N R21 E, west of Whiskey Springs Rd and east of Broken Spur Rd. on Eagle Place.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-560-13	2.50		
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: Nevada B Story and Marilyn J Storey		Name: Robison Engineering Inc	
Address: 5204 Eagle Place		Address: 846 Victorian Ave #20	
Reno, NV	Zip: 89510	Sparks, NV	Zip: 89431
Phone: 775-997-8271	Fax:	Phone: 775-852-2251	Fax:
Email: pvcreno@yahoo.com		Email: civil@robisoneng.com	
Cell:	Other:	Cell: 775-240-7652	Other:
Contact Person: Nevada Story		Contact Person: Nathan Rogison	
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?

Construction of a 4,000 sq ft shop building.

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

Section 110.306.10 Detached Accessory Structures and (d) Size (pursuant to Article 808)

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

A 3,000 sq ft residential structure currently exists on the property.

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?

There will be no electrical, water or sewer service within the building.

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

A slab on grade will be constructed, followed by erection of metal walls.

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 site is a rural area, north of Reno off of Pyramid Hwy.

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

The addition of a shop will create interior storage space, rendering the exterior of the parcel to appear less cluttered.

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

There are no anticipated negative impacts.

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

5204 EAGLE PLACE
VARIANCE APPLICATION
SITE PLAN
SHEET C1
WASCO COUNTY,
NEVADA
PROJECT NO. 2288 02 881

INCHES TO FEET SCALE
1" = 10'

PREPARED FOR
PALMINDO VALLEY
CONSTRUCTION
1775-987-8273
5204 EAGLE PLACE
RENO, NV 89510
DRAWN VDF
1775-987-8273
846 WESTGATE AVENUE
SUITE 100
RENO, NV 89510

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	BY	CHKD.	DESCRIPTION
1	2023-03-08	VDF	NBR	SITE PLAN FOR VARIANCE APPLICATION

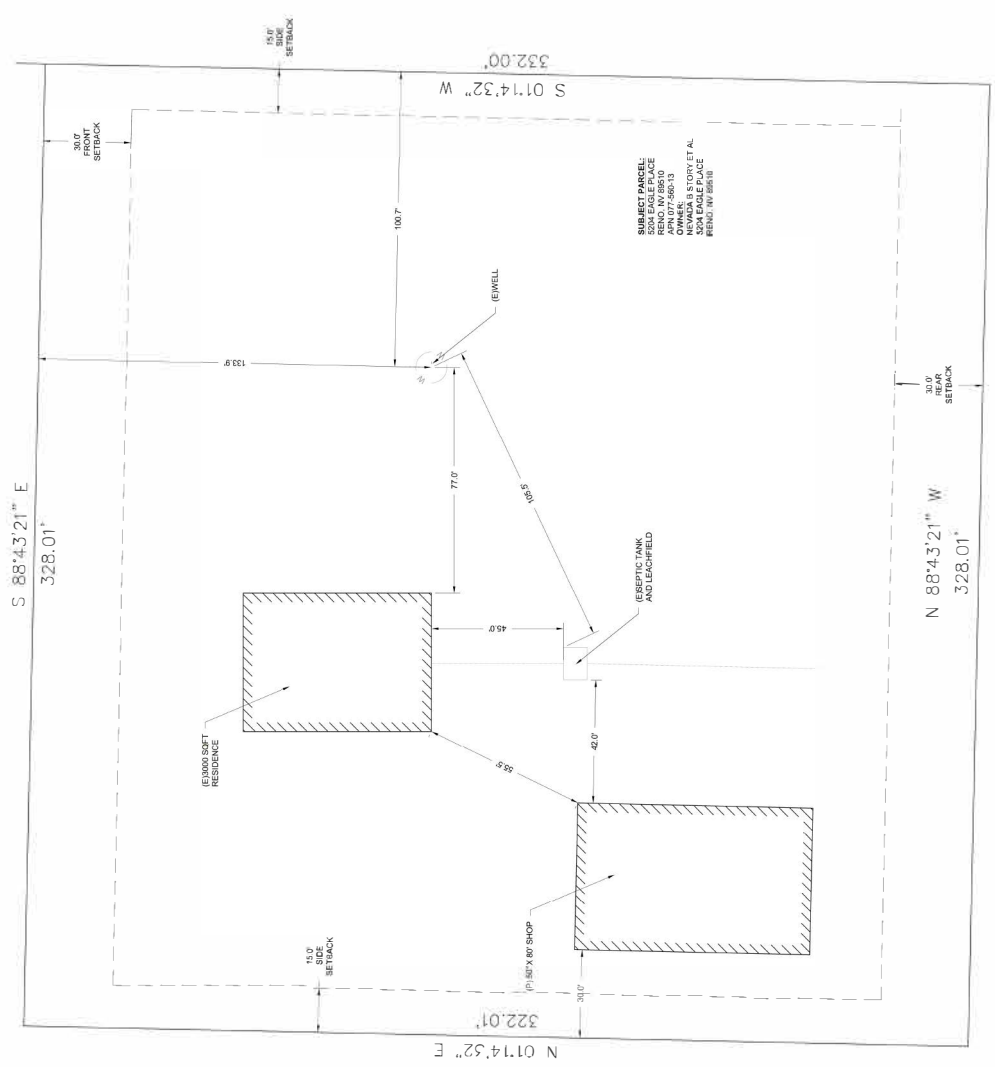
NO.	DATE	BY	CHKD.	DESCRIPTION

REVISIONS

APPROVALS
C1
SHEET 1 OF 1



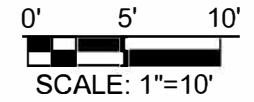
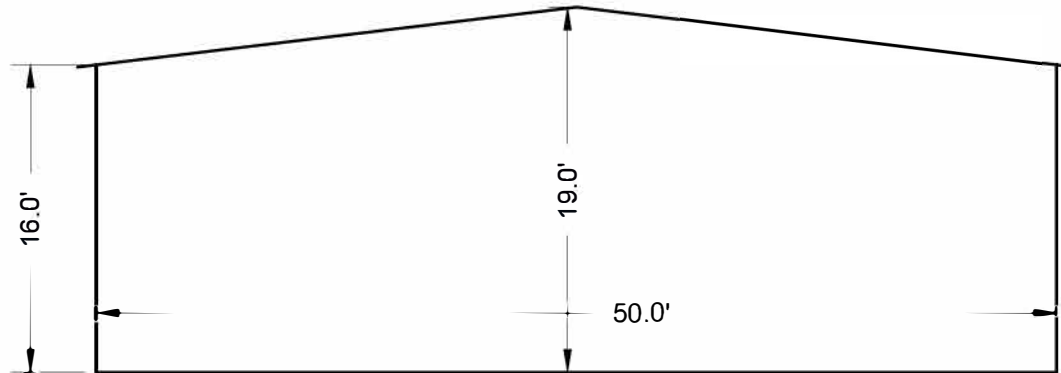
STAMPED FOR VARIANCE APPLICATION ONLY



SUBJECT PARCEL:
5204 EAGLE PLACE
RENO, NV 89510
APN 077-590-13
NEVADA B STORY ET AL
5204 EAGLE PLACE
RENO, NV 89510



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Robison
Engineering
COMPANY, INC.

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN:VDF
DATE:2023-03-08

PREPARED FOR:
PALOMINO VALLEY
CONSTRUCTION

5240 EAGLE PLACE
RENO, NV 89510
(775)-997-8271

0 40' 80'

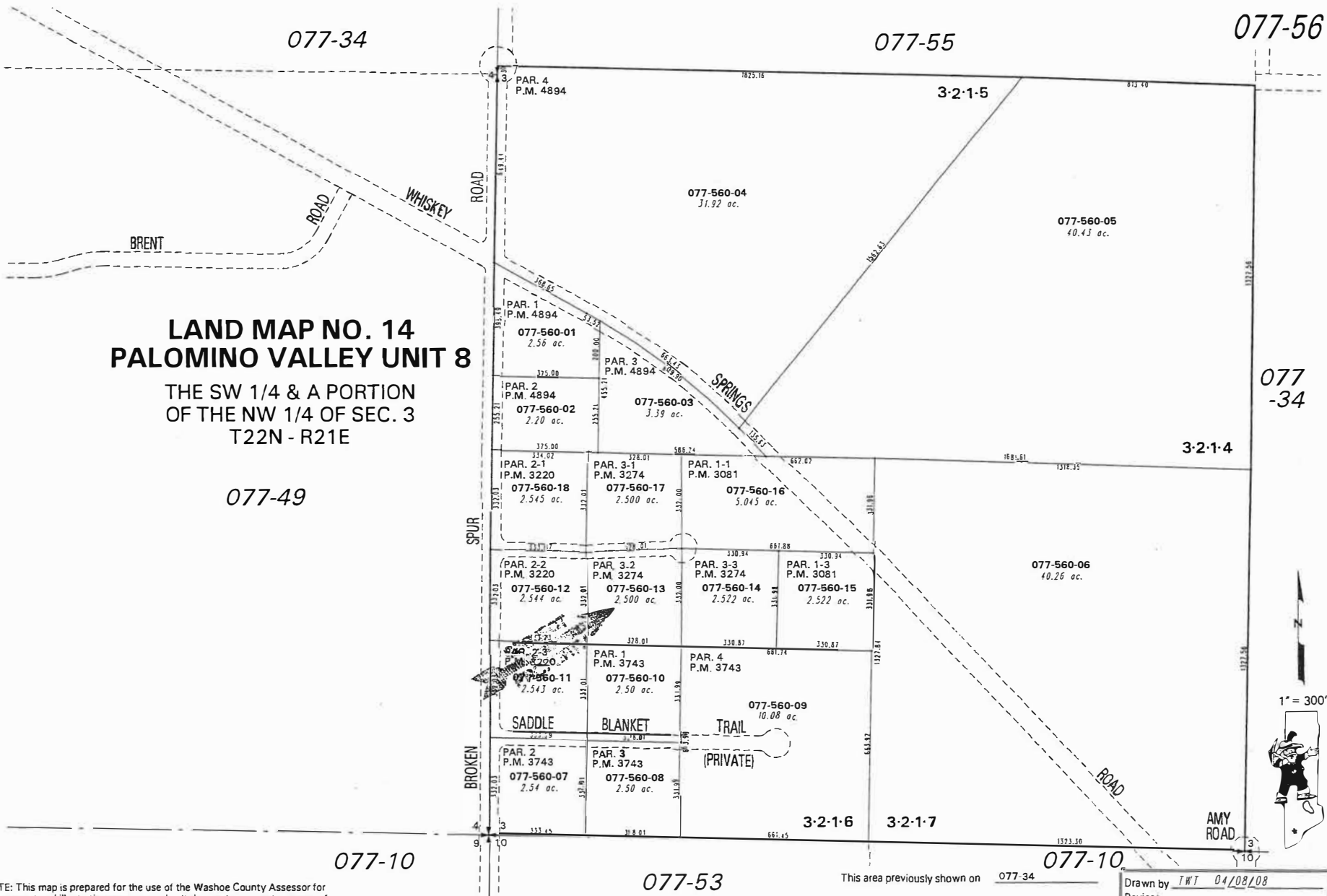
INCH@FULL SCALE

5204 EAGLE PLACE
VARIANCE APAPPLICATION

SHEET C2
BLDG DIM.

WASHOE COUNTY
PROJECT NO: 1-2280-02.001

NV



**LAND MAP NO. 14
PALOMINO VALLEY UNIT 8**

THE SW 1/4 & A PORTION
OF THE NW 1/4 OF SEC. 3
T22N - R21E

077-49

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on 077-34

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by TWT 04/08/08
Revises _____

ARC/INFO 8.2 WINDOWS 2000/6.0

