



# Board of Adjustment Staff Report

Meeting Date: August 4, 2022

Agenda Item: 8A

ADMINISTRATIVE CASE NUMBER:

WADMIN22-0015 (Phillips Detached Structure)

BRIEF SUMMARY OF REQUEST:

To approve a 3,600 square foot detached accessory structure.

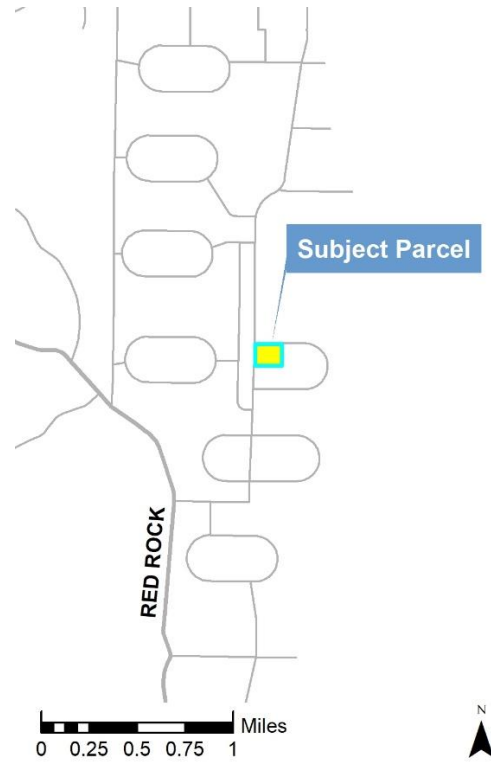
STAFF PLANNER:

Kat Oakley, Planner  
Phone Number: 775.328.3628  
E-mail: koakley@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 3,600 square foot detached accessory structure larger than the primary residence. The residence on the parcel is 1,940 square feet with a 484 square foot attached garage for a combined total of 2,424 square feet.

Applicant/Owner:	Dennis Phillips and Erin Page
Location:	15730 Dry Valley Road
APN:	078-184-04
Parcel Size:	10.03 acres
Master Plan:	Rural Residential
Regulatory Zone:	Low Density Rural
Area Plan:	North Valleys
Development Code:	Authorized in Article 808, Administrative Permits
Commission District:	5 – Commissioner Herman



**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 WADMIN22-0015 for Dennis Phillips and Erin Page, 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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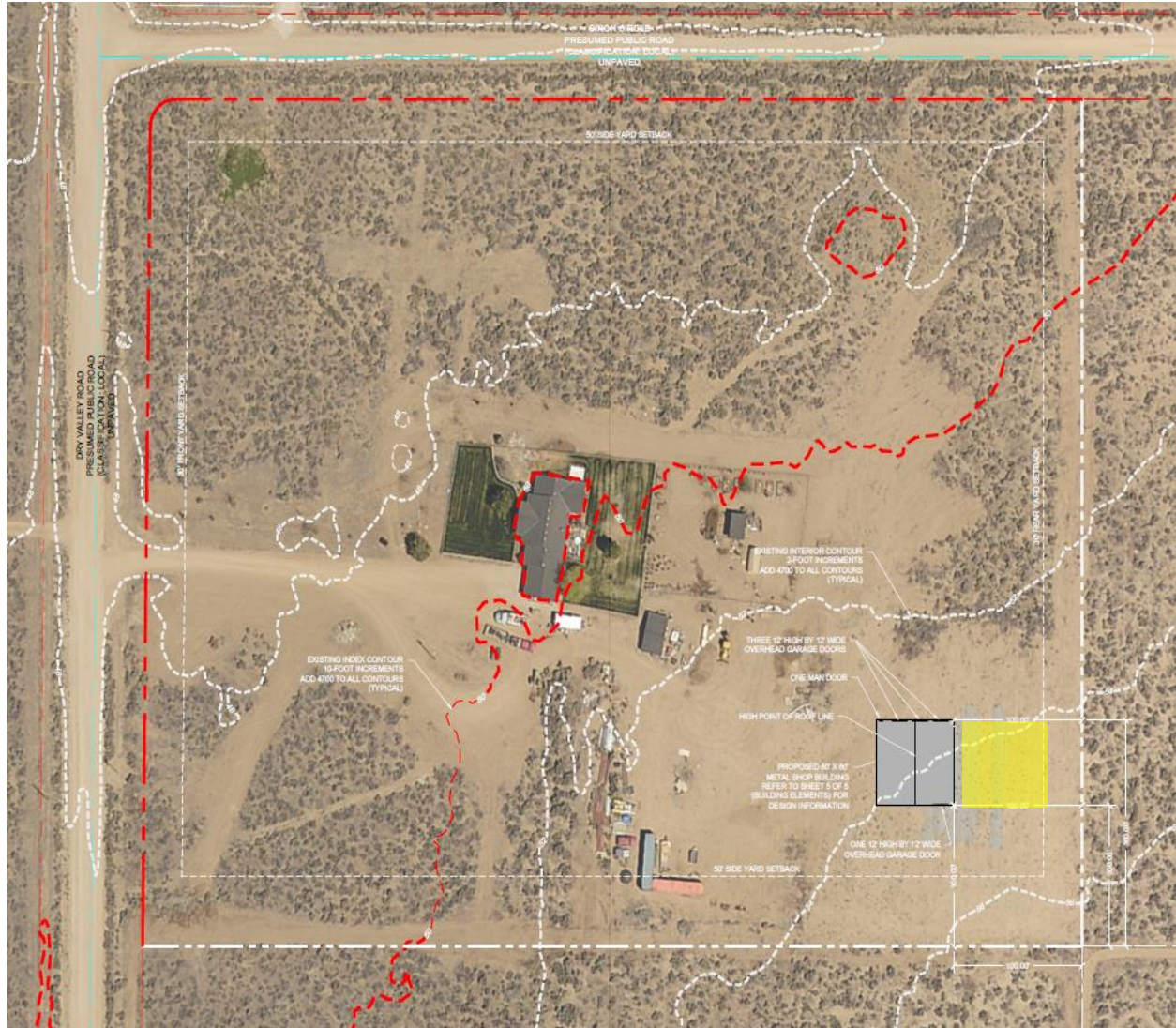
Project Application ..... Exhibit D

**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 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 WADMIN22-0015 are attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Rural (LDR) and is located in the North Valleys Area Plan. Accessory structures that are larger than the main residence are permitted within the LDR regulatory zone subject to approval of an administrative permit per WCC 110.306.10 (d).



**Site Plan**

## **Project Evaluation**

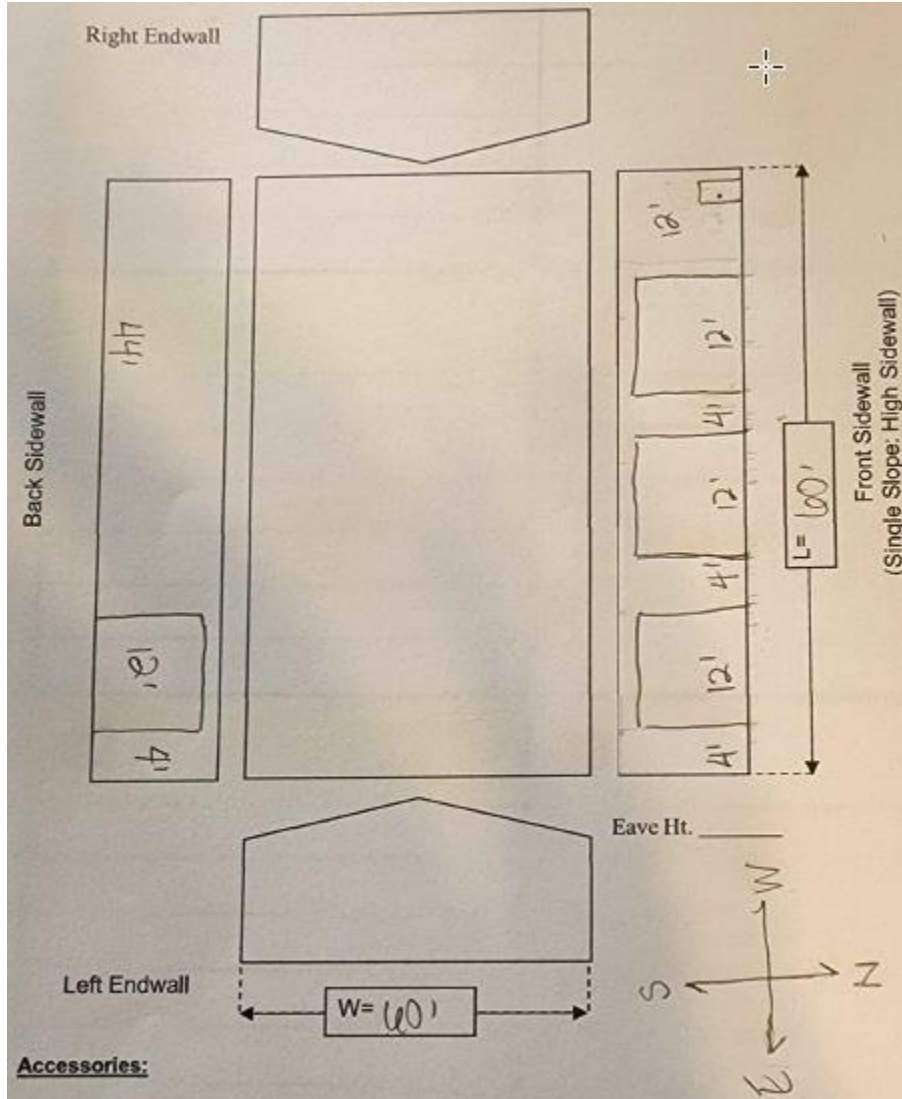
The applicant is requesting an administrative permit to approve a 3,600 square foot detached accessory structure larger than the residence. The residence on the parcel is 1,940 square feet with a 484 square foot attached garage for a combined total of 2,424 square feet. An administrative permit is required per Washoe County Code 110.306.10 (d), for accessory structures that are larger than the main residence.

The property is in the Low Density Rural (LDR) regulatory zone, which allows accessory structures so long as the overall lot coverage of all buildings does not exceed 10% or 80,000 square feet, whichever is less (WCC 101.306.10 (A) 5). The subject property is 10.03 acres and therefore would allow up to 80,000 square feet of lot coverage. This proposed structure complies with that requirement. With a height from base to ridge of 18 feet, the structure also falls within the maximum height allowance. It is proposed to have metal siding painted similarly to the residence. The roof will also be non-reflective, as required by recommended condition 1.e.



**Proposed Location**

As shown on the site plan, the structure is placed 100 feet away from the nearest property lines and is several hundred feet away from the residence, complying with all applicable setbacks. The subject property is generally flat. Adjoining lots are generally developed with single-family dwellings and contain several accessory buildings. Existing and proposed development on the subject parcel is consistent with the development in the surrounding area.



**Proposed Dimensions**

The proposed structure will not include any plumbing and is proposed to be painted to match the existing single-family dwelling. No lighting or landscaping is currently proposed, and none is required by the Washoe County Development Code. The application states that the proposed structure will help with maintenance and storage of equipment that helps maintain the lot. Overall, the proposed structure is consistent with all relevant regulations and plans, in keeping with existing development in the area, and should not pose any detriment.

**North Valleys Area Plan**

The subject parcel is located within the North Valleys Area Plan and is part of the North Valleys Rural Character Management Area. The following is the pertinent policy from the Area Plan:

### Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
NV 3.3	Outdoor lighting consistent with best practice "dark-sky" standards	Yes	N/A

### 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	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	David Kelly, dakelly@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	X	Jim Shaffer, shafferjam51@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 North Valleys Area Plan.

*Staff Comment: The proposed structure doesn't conflict with any parts of the Master Plan or North Valleys 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.

*Staff Comment: The proposed detached accessory structure shall be accessory to the existing residential use and is not expected to create any substantial impact on utilities, roadways, sanitation, water supply, drainage, or other facilities. The only utility proposed to service the proposed structure is electrical.*

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

*Staff Comment: The building site is relatively flat and suitable for the proposed detached accessory structure.*

- (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 proposed use is residential, in keeping with the residential zoning of the parcel. The proposed structure is consistent with development on surrounding parcels and will not be detrimental to public health, safety, or welfare. The proposed structure shall be located 100 feet from any adjacent property.*

- (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 WADMIN22-0015 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 WADMIN22-0015 for Dennis Phillips and Erin Page, 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 North Valleys 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 a 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: Dennis Phillips & Erin Page,  
denniserin@yahoo.com

Professional Consultant: Meridian Land Solutions and Design Attn: Brian Newman, PE  
brian@mlsdreno.com



# Conditions of Approval

Administrative Permit Case Number WADMIN22-0015

The project approved under Administrative Permit Case Number WADMIN22-0015 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on August 4, 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.

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 – Kat Oakley, Planner, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@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.
- 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.
- 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. The accessory structure shall be painted to closely match the primary residence and the roof shall be non-reflective.

**Washoe County Health District**

2. The following condition is a requirement of the Washoe County Health District, which shall be responsible for determining compliance with this condition.

**Contact Name – David Kelly, EHS Supervisor, 775.328.2434, [dakelly@washoecounty.gov](mailto:dakelly@washoecounty.gov)**

- a. EHS has no issues with the project as proposed.
- b. All Building permits associated with new construction must be routed for review and approval by Washoe County Health District.
- c. Prior to approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing septic system and leave adequate room for repair.

**Truckee Meadows Fire Protection District**

3. 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](mailto: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 Conditions \*\*\*

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

July 8, 2022

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Phillips Detached Structure; 078-184-04  
Administrative Permit ; WADMIN22-0015

Dear Washoe County Staff:

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

## Contact Name – David Kelly

1. EHS has no issues with the project as proposed.
2. All Building permits associated with new construction must be routed for review and approval by Washoe County Health District.
3. Prior to approval of additional structures on the property by EHS, the proposal must meet all applicable setbacks to the existing septic system and leave adequate room for repair.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
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

July 26, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN22-0015 Phillips Detached Structure

Dear Kat,

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

The District supports the existing color that closely matches the primary residence and recommends that the roof color has a softer color palette instead of the proposed metal look.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

## Oakley, Katherine

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**From:** Program, EMS  
**Sent:** Tuesday, June 14, 2022 2:39 PM  
**To:** Oakley, Katherine  
**Cc:** Program, EMS  
**Subject:** FW: June Agency Review Memo II  
**Attachments:** June Agency Review Memo II.pdf

Good afternoon,

The EMS Program has reviewed the June Agency Review Memo II - Administrative Permit Case Number WADMIN22-0015 (Phillips Detached Structure) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

### Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

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## Oakley, Katherine

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**From:** Kirschenman, Sophia  
**Sent:** Wednesday, June 22, 2022 2:58 PM  
**To:** Oakley, Katherine  
**Subject:** Parks Comments Re: WADMIN22-0015

Hi Kat,

I've reviewed WADMIN22-0015 (Phillips Detached Structure) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



**Sophia Kirschenman**

**Park Planner | Community Services Department**

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

**Please consider the environment before printing this e-mail.**

## Oakley, Katherine

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**From:** Lemon, Brittany  
**Sent:** Monday, June 27, 2022 12:37 PM  
**To:** Oakley, Katherine  
**Cc:** Way, Dale  
**Subject:** WADMIN22-0015 (Phillips Detached Structure) Conditions of Approval

Hi Kat,

“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/>.

Please note that this property is located in a High WUI zone and has non-conforming water. The building will be required to be Ignition Resistant Class 1 (IR1) per the 2018 International Wildland Urban Interface Code.

Thank you.

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto: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"*





DATE: June 17, 2022  
TO: Kat Oakley, Planner, Planning and Building Division  
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: WADMIN22-0015  
APN 078-184-04  
Phillips Detached Structure

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



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 E. 9<sup>th</sup> St.  
Reno, Nevada 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

June 14, 2022

TO: Kat Oakley, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Administrative Permit Case Number WADMIN22-0015 (Phillips Detached Structure)

**Project description:**

For hearing, discussion and possible action to approve an administrative permit for a 3,600 square foot detached accessory structure larger than the primary residence. The primary residence on the parcel is 1,940 square feet with a 484 square foot attached garage for a combined total of 2,424 square feet.

Location: 15730 Dry Valley Road, Red Rock, Assessor's Parcel Number: 078-184-04.

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

**Comments:**

This application proposes that no water service will be utilized for the proposed structure. Recommend approval of this permit.

**Conditions:**

There are no conditions of approval for this permit.



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

Phillips Detached Metal Shop  
15730 Dry Valley Road, Reno, NV 89508  
WC APN 078-184-04

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Phillips Detached Metal Shop</b>			
Project Description: Proposed 3,600 square foot Detached Metal Shop / Garage			
Project Address: 15730 Dry Valley Road			
Project Area (acres or square feet): 10.03 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Southeast Corner of Dry Valley Road and Cinch Circle (northern part of Cinch Loop), located in the Red Rock Valley Area of Washoe County			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
078-184-04	10.03		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD20-103251, 13-2482, 12-1998, 96-5663			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Dennis Phillips and Erin Page		Name: Meridian Land Solutions and Design	
Address: 15730 Dry Valley Road		Address: 316 California Avenue, #154	
Reno	Zip: 89508	Reno	Zip: 89509
Phone: 775-636-7770	Fax:	Phone: 775 657-0097	Fax:
Email: dennisnerin@yahoo.com		Email: brian@mlsdreno.com	
Cell:	Other:	Cell: 775 657-0097	Other:
Contact Person: Erin Page		Contact Person: Brian Newman, PE	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**WADMIN22-0015**  
**EXHIBIT D**



Property Owner Affidavit

Applicant Name: Dennis A Phillips, et al

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, Erin Page
(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): Washoe County Assessor Number 078-184-04

Printed Name Erin Page

Signed [Signature]

Address 15730 Dry Valley Road

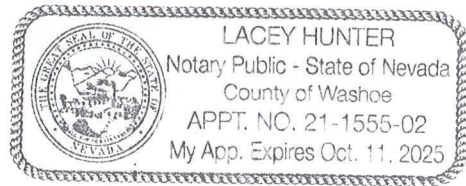
Reno, Nevada 89508

Subscribed and sworn to before me this 2 day of June, 2022.

(Notary Stamp)

Lacey Hunter Washoe Nevada
Notary Public in and for said county and state

My commission expires: 10/11/2025



\*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

# Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

Addition of detached accessory metal shop building that is 60' X 60' for a total of 3,600 square feet of floor space. Electricity is the only utility proposed to serve the building.

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

Section 110.306.10 Detached Accessory Structures.

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

None

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?

A small amount of clearing (approximately 5,000 square feet) and site grading to prepare the foundation and exterior site drainage around the perimeter of the building. Utility poles for power supply will be provided sometime in the future but not at this current time.

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

The applicant wishes to build as soon as possible. Based on approval of this entitlement and subsequent building / grading permit procurement, it is anticipated that the project will be built in the fall / early winter or 2022.

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 project area is located in a very low density rural area with all lots within the vicinity of the area being 10 acres in size or larger. The site relatively flat (1 to 2% overland drainage flow with good soil conductivity for infiltration. The proposed 3,600 square feet footprint is less than 1% of the site area. The project is setback 100' inward 100'.

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

The applicant will have the ability to maintain upkeep on their property's equipment that may be used to maintain their property's landscaping and general upkeep. The shop will additionally add value to the property's value which in turn adds value to the neighbor's property.

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, but instead, positive impacts as this will assist in maintaining equipment that keeps the property in good shape. The property owner shows pride in ownership based on inspection of their property.

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

The applicant will be able to maintain equipment that services the property in a enclosed area that will be efficient in storage of necessary tools. The applicant's current pride in ownership and skill of being mechanic are ample to maintain excellent property management.



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

The project is 10 acres in size and areas that are improved are graded decomposed granite road areas that have suitable drainage / infiltration capacities. The project is residential in nature and the site is suitable for parking.

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

No landscaping is proposed at this time. Future landscaping will be in keeping with the existing neighborhood landscaping theme.

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.)

No lighting is proposed at this time. Any future exterior lighting will be facing northwest, towards the existing residence and is not anticipated to a negative impact on neighboring properties.

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
------------------------------	--

14. Utilities:

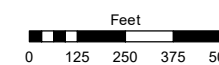
a. Sewer Service	Not applicable
b. Water Service	Not applicable

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:

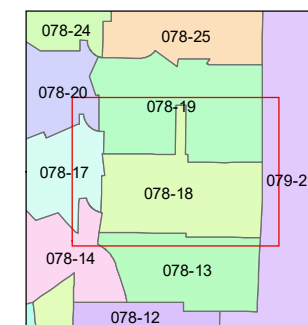
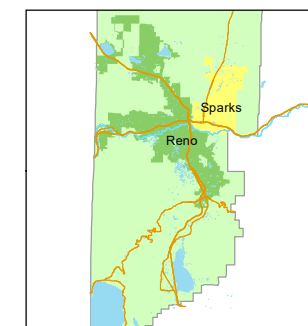
c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

Not applicable. No wet utilities are proposed for this use. Electricity may be added a later date but is not proposed at this time.



1 inch = 500 feet



created by: TWT 3/25/2011

updated: JKF 10/19/20

area previously shown on map(s):

049-06

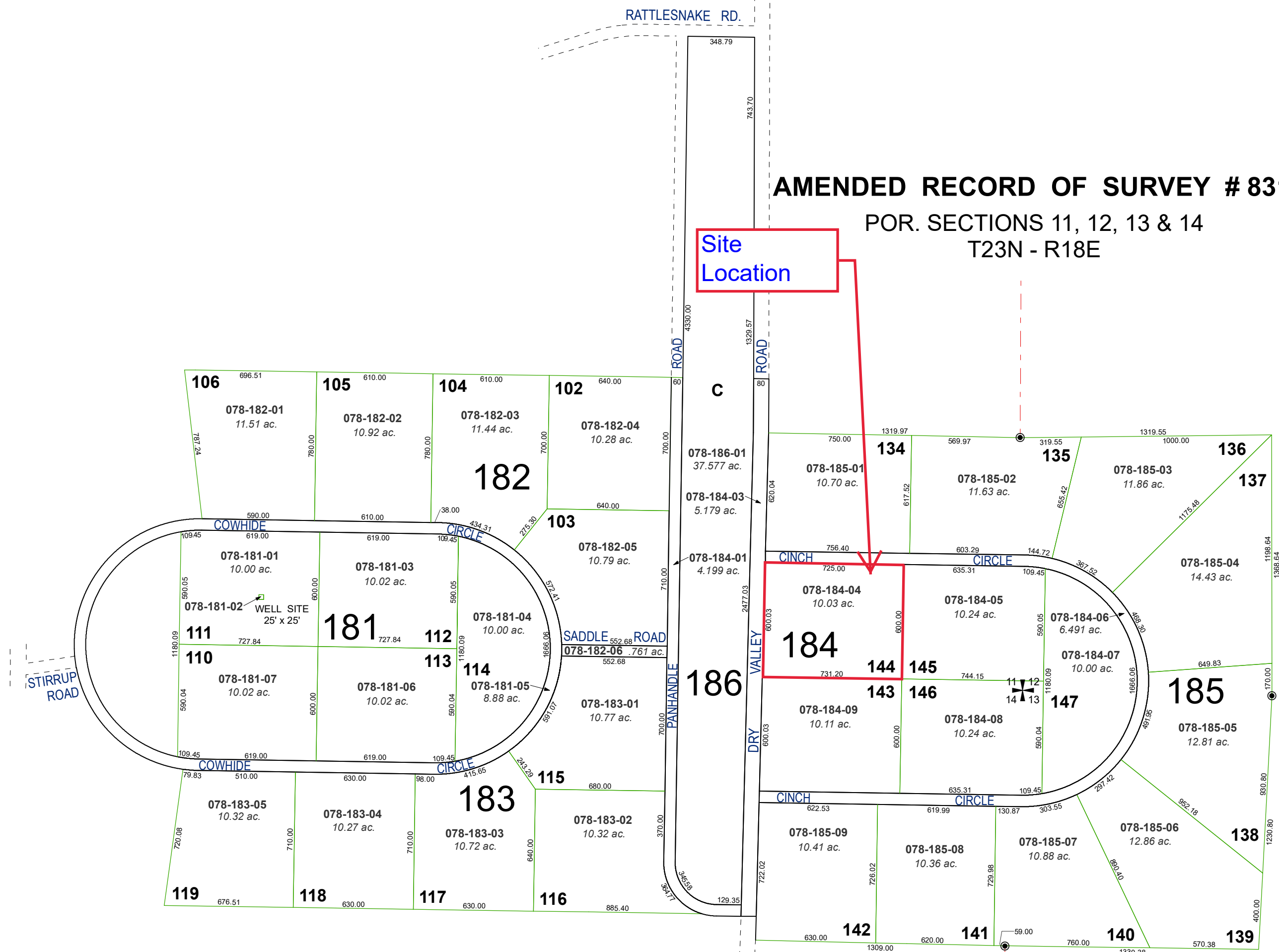
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey. The information is assumed as to the sufficiency of the data delineated hereon.

ADMIN 22.0015  
**EXHIBIT D**

# AMENDED RECORD OF SURVEY # 831

## POR. SECTIONS 11, 12, 13 & 14 T23N - R18E

Site  
Location

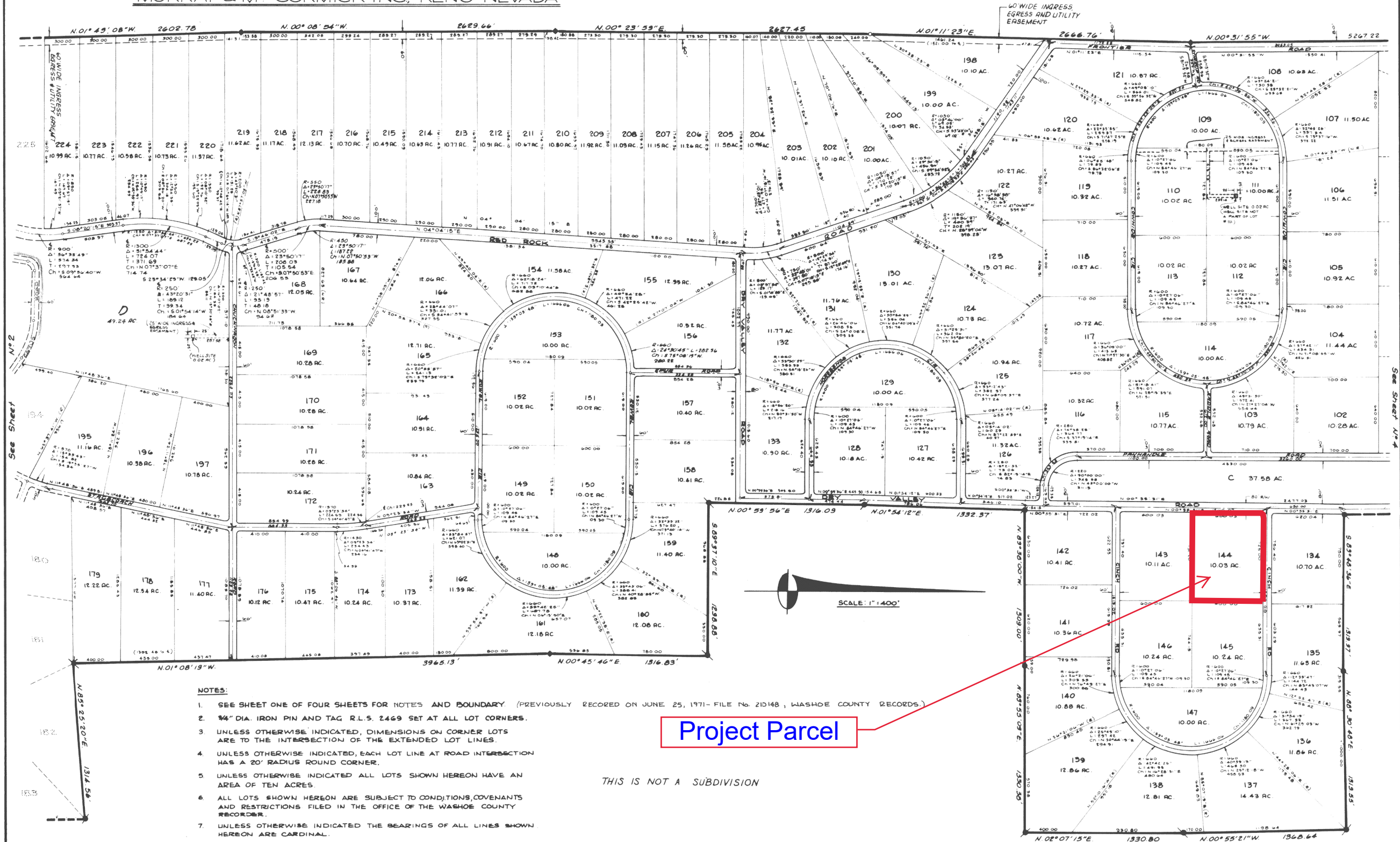


831A

# AMENDED — RECORD OF SURVEY — (EAGLE PEAK DEVELOPMENT CO.)

POR. OF SEC. 1, 2, 11, 12, 13, 14, 23, 24, 26, 35, T. 23N, R. 18E.  
& POR. OF SEC. 35 T. 24N, R. 18E., M.D.M.  
WASHOE COUNTY NEVADA

MURRAY & M<sup>rs</sup> CORMICK INC., RENO NEVADA



- NOTES:
1. SEE SHEET ONE OF FOUR SHEETS FOR NOTES AND BOUNDARY. (PREVIOUSLY RECORDED ON JUNE 25, 1971- FILE No. 210148, WASHOE COUNTY RECORDS.)
  2. 3/4" DIA. IRON PIN AND TAG R.L.S. 2469 SET AT ALL LOT CORNERS.
  3. UNLESS OTHERWISE INDICATED, DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF THE EXTENDED LOT LINES.
  4. UNLESS OTHERWISE INDICATED, EACH LOT LINE AT ROAD INTERSECTION HAS A 20' RADIUS ROUND CORNER.
  5. UNLESS OTHERWISE INDICATED ALL LOTS SHOWN HEREON HAVE AN AREA OF TEN ACRES.
  6. ALL LOTS SHOWN HEREON ARE SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS FILED IN THE OFFICE OF THE WASHOE COUNTY RECORDER.
  7. UNLESS OTHERWISE INDICATED THE BEARINGS OF ALL LINES SHOWN HEREON ARE CARDINAL.
  8. (R) INDICATES A RADIAL LINE.
  9. (NR) INDICATES A NON-RADIAL LINE.

**Project Parcel**

THIS IS NOT A SUBDIVISION

831A

312612

210148

Sheet 2 of 2 WADMIN22-0015

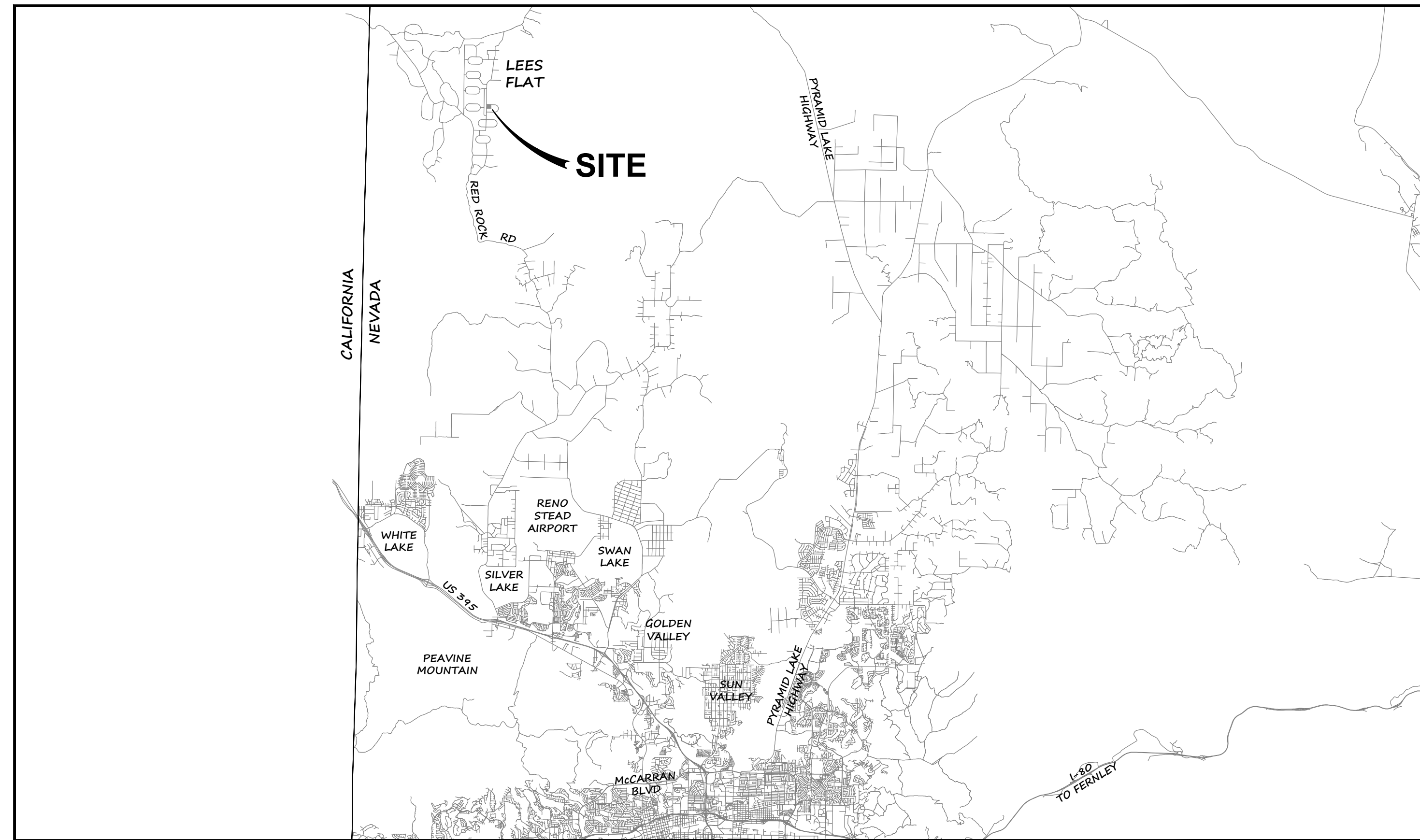
EXHIBIT D

Survey Map # 831A

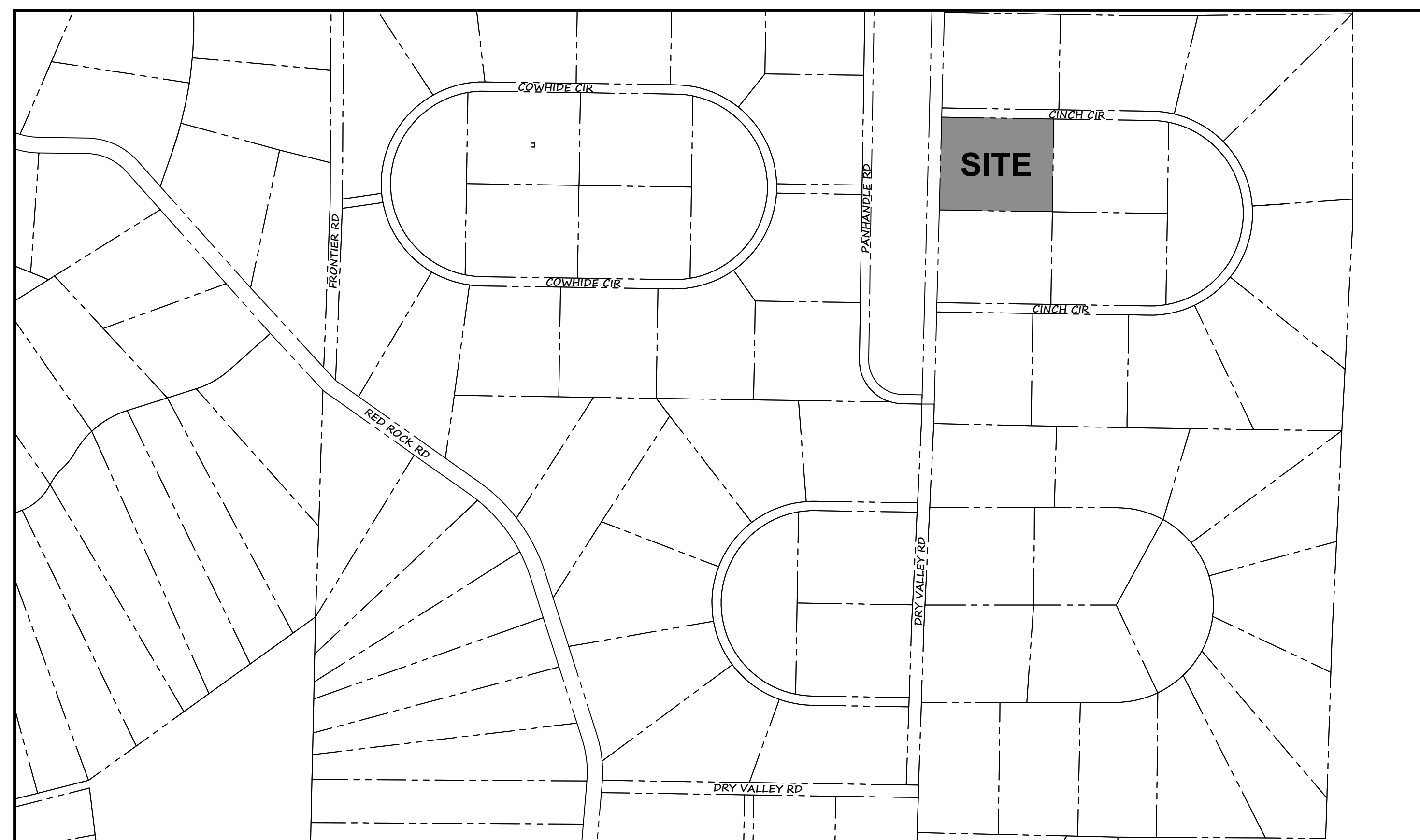
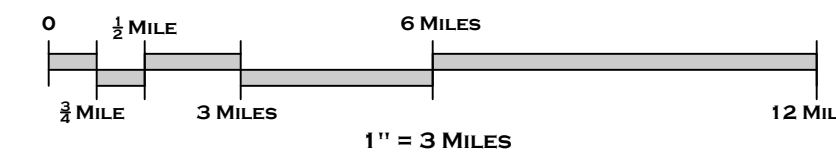
# PHILLIPS METAL SHOP BUILDING

## 15730 DRY VALLEY ROAD

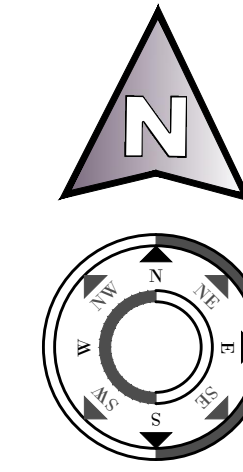
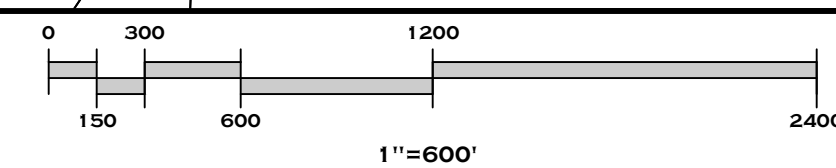
### WASHOE COUNTY APN 078-184-04



**VICINITY MAP**



**LOCATION MAP**



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THE SURVEY USED IN THIS SUBMITTAL IS PER WASHOE COUNTY RECORD OF SURVEY MAP PARCEL MAP 831, RECORDED DECEMBER 27, 1973.

**BASIS OF ELEVATIONS AND EXISTING CONDITIONS**

THE ELEVATION DATA DEPICTED ON THESE PLANS IS FROM WASHOE COUNTY GIS 2013 CONTOUR MOSAIC.

THE EXISTING CONDITIONS DEPICTED IN THESE DRAWINGS ARE FROM A 2019 9-INCH RESOLUTIONS ORTHOPHO AND SITE RECONNAISSANCE.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOT 144 AS SHOWN ON THE RECORD OF SURVEY MAP NUMBER 684, RECORDED ON JUNE 25, 1971, IN THE COUNTY OF WASHOE, STATE OF NEVADA, FILE NUMBER 210148, OFFICIAL RECORDS, AS SHOWN ON THE AMENDED RECORD OF SURVEY NUMBER 831, RECORDED DECEMBER 27, 1973, IN THE COUNTY OF WASHOE, STATE OF NEVADA, FILE NUMBER 312612, OFFICIAL RECORDS.

PARCEL 2:  
AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON ALL ROADWAYS AND STREETS, AS SHOWN ON THE RECORD OF SURVEY NUMBER 210148, AND AN AMENDED RECORD OF SURVEY NUMBER 831, EXCEPTING THEREFROM HOWEVER, REDROCK ROAD.

**PROJECT APPLICANT**

DENNIS PHILLIPS AND ERIN PAGE  
15730 DRY VALLEY ROAD  
RENO, NEVADA 89508  
(775) 636-7770

**PROPERTY OWNERSHIP**

WASHOE COUNTY ASSESSOR'S PARCEL NUMBER 078-184-04

DENNIS PHILLIPS AND ERIN PAGE  
15730 DRY VALLEY ROAD  
RENO, NEVADA 89508  
(775) 636-7770

**SHEET INDEX**

- 1 OF 5 TITLE SHEET
- 2 OF 5 EXISTING CONDITIONS PLAN
- 3 OF 5 SITE AND GRADING PLAN
- 4 OF 5 GENERAL SITE INFORMATION
- 5 OF 5 BUILDING DESIGN ELEMENTS

**PROPERTY DEVELOPMENT STANDARDS**

PROPERTY ZONING CLASSIFICATION  
NORTH VALLEYS AREA PLAN  
BASE ZONING: LOW DENSITY RURAL (LDR)  
MASTER PLAN DESIGNATION: RURAL RESIDENTIAL (RR)

MINIMUM LOT SIZE REQUIREMENT:  
8 ACRES

TOTAL SITE AREA:  
436,907 SQUARE FEET (10.03 ACRES)

MINIMUM LOT WIDTH: TWO HUNDRED FIFTY FEET (250')

MAXIMUM HEIGHT: THIRTY FIVE FEET (35')

GROSS DENSITY:  
0.1 DWELLING UNITS PER ACRE (1 DWELLING UNIT ALLOWED  
CURRENT DENSITY IS 0.099 DWELLING UNITS PER ACRE  
ONE EXISTING DWELLING UNIT ON PROPERTY (1,940 SQUARE FEET)

ACCESSORY USES:  
ONE 60 FOOT BY 60 FOOT METAL BUILDING SHOP (3,600 SQUARE FEET)

SETBACKS:  
FRONT YARD: THIRTY FEET (30')  
SIDE YARDS: FIFTY FEET (50')  
REAR YARD: THIRTY FEET (30')

NO.	REVISIONS DESCRIPTION	DATE	BY

DATE:	06.08.22
DRAWN BY:	MLSD
DESIGNED BY:	B.E.N.
CHECKED BY:	B.E.N.

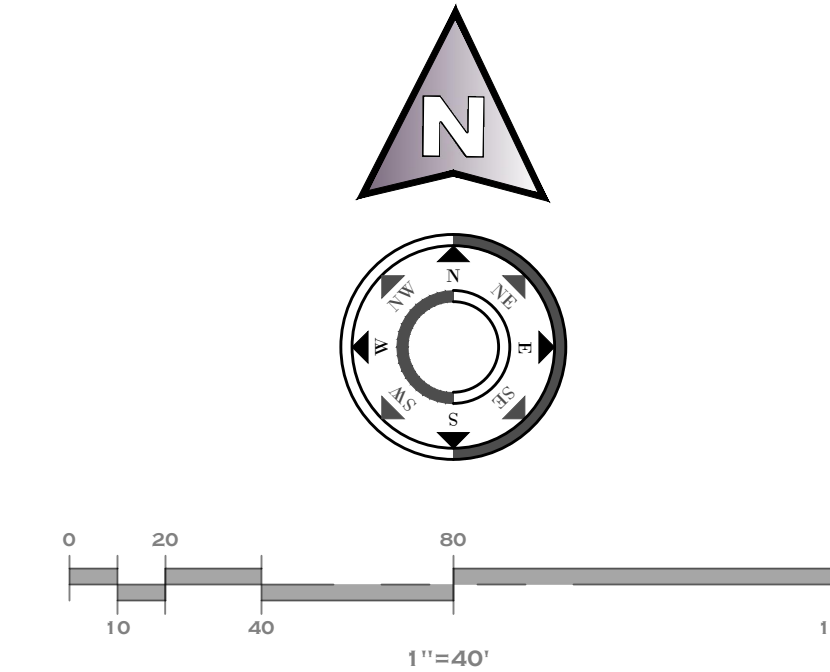
**MERIDIAN**  
LAND SOLUTIONS AND DESIGN

316 CALIFORNIA AVENUE #154  
RENO, NV 89505  
(775) 657-0097  
BRIAN@MERSDRENO.COM  
MERSDRENO.COM

**ADMINISTRATIVE PERMIT SUBMITTAL**  
PHILLIPS RESIDENCE ACCESSORY SHOP BUILDING  
15730 DRY VALLEY ROAD, RENO, NV 89508  
WASHOE COUNTY APN 094-184-04

TITLE SHEET

DRAWING  
**T-1**  
SHEET 1 OF 5  
EXHIBIT D



**NOTES / LEGEND**

1. ANY WELLS / SEPTIC SYSTEMS ENCOUNTERED THAT ARE NOT DEPICTED ON THESE PLANS SHALL BE PROTECTED IN PLACE.
2. ALL ONSITE MATERIALS THAT ARE REMOVED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND CODES.

**PER WASHOE COUNTY REAL PROPERTY ASSESSMENT DATA**

(Worksheet Subarea: 078-184-04)

Building #	SubArea	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1-1	1FL	FIRST FLOOR		Single Family Residence	1997	1997	1940
1-1	GRA	GARAGE ATTACHED		Single Family Residence	1997	1997	484
1-1	PCS	PORCH CONCRETE SLAB		Single Family Residence	1997	1997	128
1-1	PRW	PORCH ROOF WOOD		Single Family Residence	1997	1997	128
1-1	WDW	WOOD DECK WOOD		Single Family Residence	1997	1997	280

NO.	REVISIONS	DATE	BY

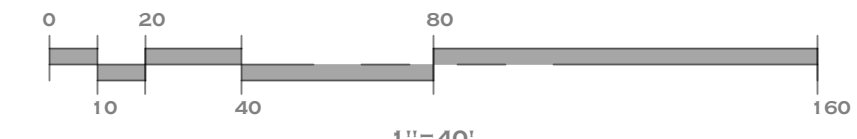
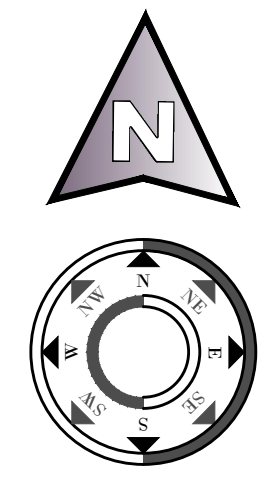
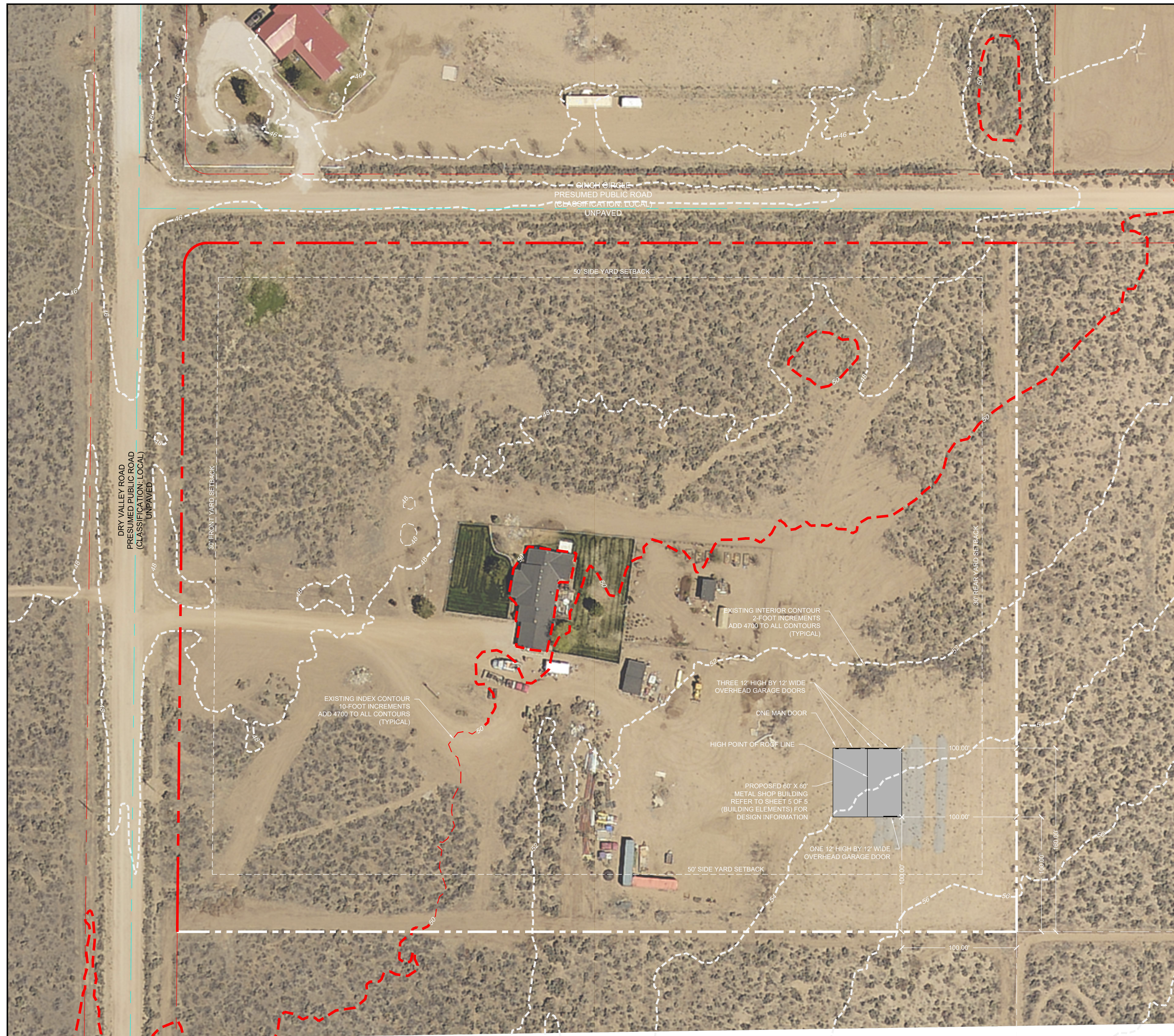
DATE: 06.08.22  
DRAWN BY: MLSD  
DESIGNED BY: B.E.N.  
CHECKED BY: B.E.N.

**MERIDIAN**  
LAND SOLUTIONS AND DESIGN

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(775) 657-0097  
BRIAN@MLSDRENO.COM  
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**ADMINISTRATIVE PERMIT SUBMITTAL**  
**PHILLIPS RESIDENCE ACCESSORY SHOP BUILDING**  
15730 DRY VALLEY ROAD, RENO, NV 89508  
WASHOE COUNTY APN 084-184-04  
**EXISTING CONDITIONS PLAN**

DRAWING  
**EX-1**  
WADUN22-0015  
SHEET 1 OF 1  
**EXHIBIT D**



**NOTES / LEGEND**

**PROPERTY DEVELOPMENT STANDARDS**

PROPERTY ZONING CLASSIFICATION  
 NORTH VALLEYS AREA PLAN  
 BASE ZONING: LOW DENSITY RURAL (LDR)  
 MASTER PLAN DESIGNATION: RURAL RESIDENTIAL (RR)

MINIMUM LOT SIZE REQUIREMENT:  
 8 ACRES

TOTAL SITE AREA:  
 436,907 SQUARE FEET (10.03 ACRES)

MINIMUM LOT WIDTH: TWO HUNDRED FIFTY FEET (250')

MAXIMUM HEIGHT: THIRTY FIVE FEET (35')

GRASS DENSITY:  
 0.1 DWELLING UNITS PER ACRE (1 DWELLING UNIT ALLOWED)  
 CURRENT DENSITY IS 0.099 DWELLING UNITS PER ACRE  
 ONE EXISTING DWELLING UNIT ON PROPERTY (1,940 SQUARE FEET)

ACCESSORY USES:  
 ONE 60 FOOT BY 60 FOOT METAL BUILDING SHOP (3,600 SQUARE FEET)

SETBACKS:  
 FRONT YARD: THIRTY FEET (30')  
 SIDE YARDS: FIFTY FEET (50')  
 REAR YARD: THIRTY FEET (30')

1. ADD 4700 TO ALL GRADE ELEVATIONS.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
3. THE FLOOD ZONE DESIGNATION FOR THE PROPERTY IS ZONE X, DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WITH THE DELINEATION SHOWN AS DEPICTED ON FEMA FIRM MAP 32031C2625H EFFECTIVE DATE 03/16/2008.
4. REFER TO SHEET 4 OF 5, NOTES AND ENLARGED GRADING PLAN, FOR DETAIL OF GRADING FOR THE IMPROVEMENTS.
5. THE PRELIMINARY ESTIMATE OF EARTHWORK IS IN THE THRESHOLD OF 100 CUBIC YARDS CUT TO 100 CUBIC YARDS OF FILL. FINAL EARTHWORK VOLUMES WILL BE DETERMINED DURING FINAL DESIGN OF THE BUILDING.
6. FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISH SURFACE. IF LOCATED WITHIN THE PROJECT BOUNDARY, THE GRADE REPRESENTS THE FINAL SURFACE. IF TOP SOIL IS TO BE PLACED AS IN LANDSCAPED AREAS, THEN THE CONTRACTOR SHALL ADJUST ROUGH GRADE TO ACCOMMODATE THE ADDITIONAL SOIL OR FINAL PRODUCT. IF THE GRADE IS SHOWN ADJACENT TO A BUILDING STRUCTURE THEN THE GRADE REPRESENTS THE FINISH GRADE AT THE EXTERIOR OF THE BUILDING AS IT MEETS GRADE.
7. CONTRACTOR SHALL PROVIDE ANY NECESSARY DE-WATERING IF GROUND WATER OR OTHER NUISANCE WATER IS ENCOUNTERED DURING CONSTRUCTION.
8. THE TESTING AND INSPECTION OF SOILS AND MATERIALS SHALL BE COORDINATED WITH THE OWNER'S ENGAGED ENGINEER OF RECORD AND WASHOE COUNTY PRIOR TO COMMENCEMENT OF WORK. ALL REQUIREMENTS BY WASHOE COUNTY FOR INSPECTION AND TESTING SHALL BE FOLLOWED INCLUDING THE PREPARATION OF INSPECTION REPORTS.
9. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN FOURTEEN (14) DAYS SHALL BE STABILIZED BY THE APPLICATION OF AN APPROVED DUST PALLIATIVE AT THE COST OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.
11. CONTRACTOR TO PROVIDE DRAINAGE AWAY FROM BUILDING FOUNDATIONS PER FHA REQUIREMENTS. IF A DISCREPANCY OCCURS DURING LAYOUT OF THE BUILDINGS WITH THESE PLANS THAN THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE REVISIONS.

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE:	06.08.22
DRAWN BY:	MLSD
DESIGNED BY:	B.E.N.
CHECKED BY:	B.E.N.

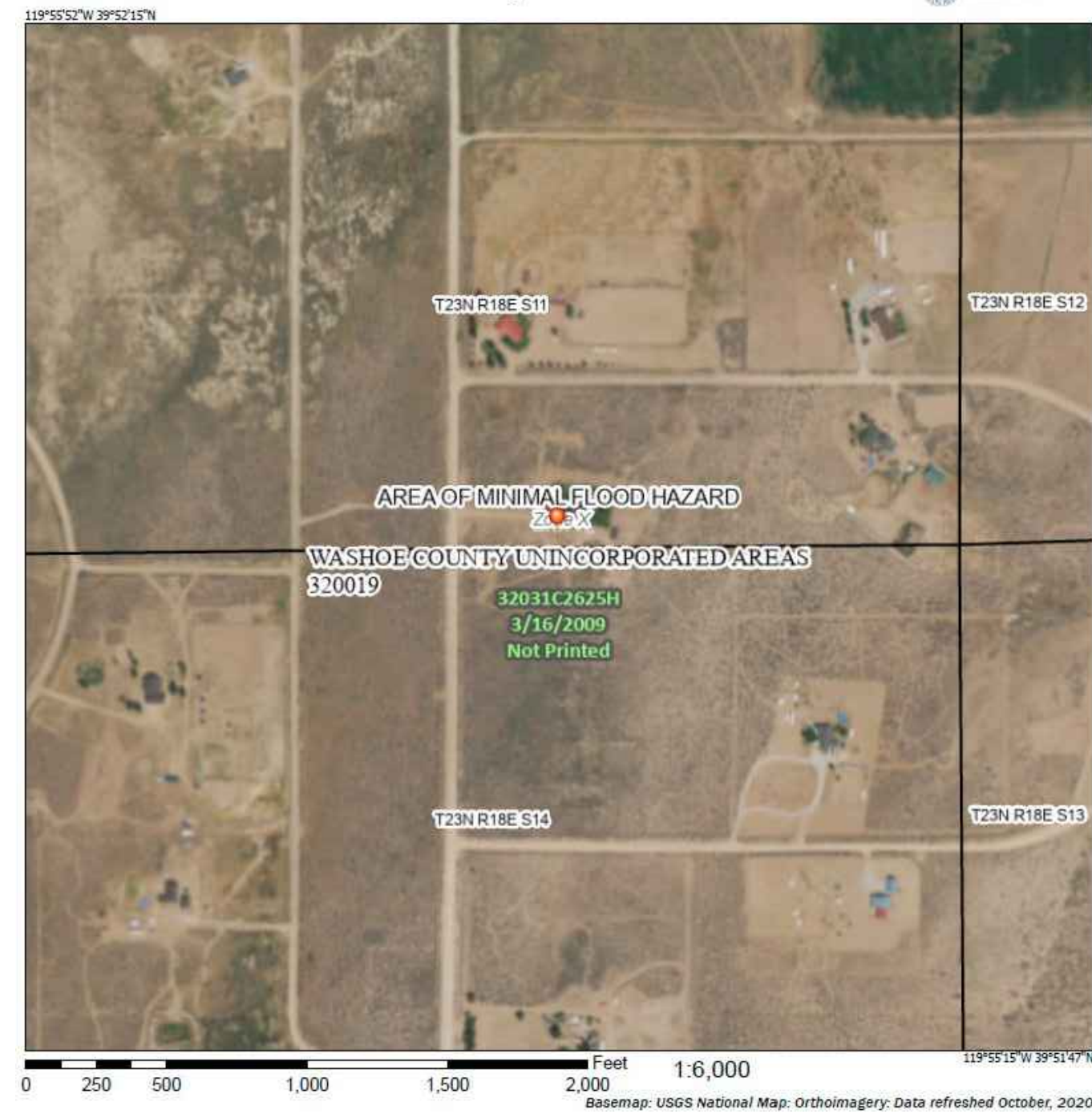
**MERIDIAN**  
 LAND SOLUTIONS AND DESIGN

316 CALIFORNIA AVENUE #154  
 RENO, NV 89505  
 (775) 857-0097  
 BRN@MERIDIANRENO.COM  
 MLSDRENO.COM

**ADMINISTRATIVE PERMIT SUBMITTAL**  
 PHILLIPS RESIDENCE ACCESSORY SHOP BUILDING  
 15730 DRY VALLEY ROAD, RENO, NV 89508

**SITE AND GRADING PLAN**

National Flood Hazard Layer FIRMette



**Legend**

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, Z, AP
- With BFE or Depth Zone AE, AH, AO, VE, VE-1
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard: Areas of 0.2% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone F
- Areas with Reduced Flood Risk due to Levees: Zone F
- Areas with Flood Risk due to Levees: Zone F

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LDMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Line of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative FIRM web service provided by FEMA. This map was reported on 6/7/2022 at 11:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Custom Soil Resource Report

Washoe County, Nevada, South Part

1141—Bedell loamy sand, 2 to 4 percent slopes

**Map Unit Setting**

National map unit symbol: twcp  
 Elevation: 4,500 to 6,000 feet  
 Mean annual precipitation: 8 to 12 inches  
 Mean annual air temperature: 46 to 50 degrees F  
 Frost-free period: 100 to 110 days  
 Farmland classification: Farmland of statewide importance, if irrigated

**Map Unit Composition**

Bedell and similar soils: 85 percent  
 Minor components: 15 percent  
 Estimates are based on observations, descriptions, and transects of the mapunit.

**Description of Bedell**

**Setting**

Landform: Fan remnants  
 Down-slope shape: Linear  
 Across-slope shape: Convex  
 Parent material: Mixed alluvium

**Typical profile**

H1 - 0 to 15 inches: loamy sand  
 H2 - 15 to 54 inches: sandy loam  
 H3 - 54 to 65 inches: sandy loam

**Properties and qualities**

Slope: 2 to 4 percent  
 Depth to restrictive feature: More than 80 inches  
 Drainage class: Somewhat excessively drained  
 Runoff class: Very low  
 Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)  
 Depth to water table: More than 80 inches  
 Frequency of flooding: Rare  
 Frequency of ponding: None  
 Available water supply: 0 to 60 inches: Low (about 5.3 inches)

**Interpretive groups**

Land capability classification (irrigated): 2e  
 Land capability classification (nonirrigated): 7s  
 Hydrologic Soil Group: A  
 Ecological site: R026XV008NV - GRANITIC FAN 10-12 P.Z.  
 Hydro soil rating: No

**Minor Components**

**Linhart**

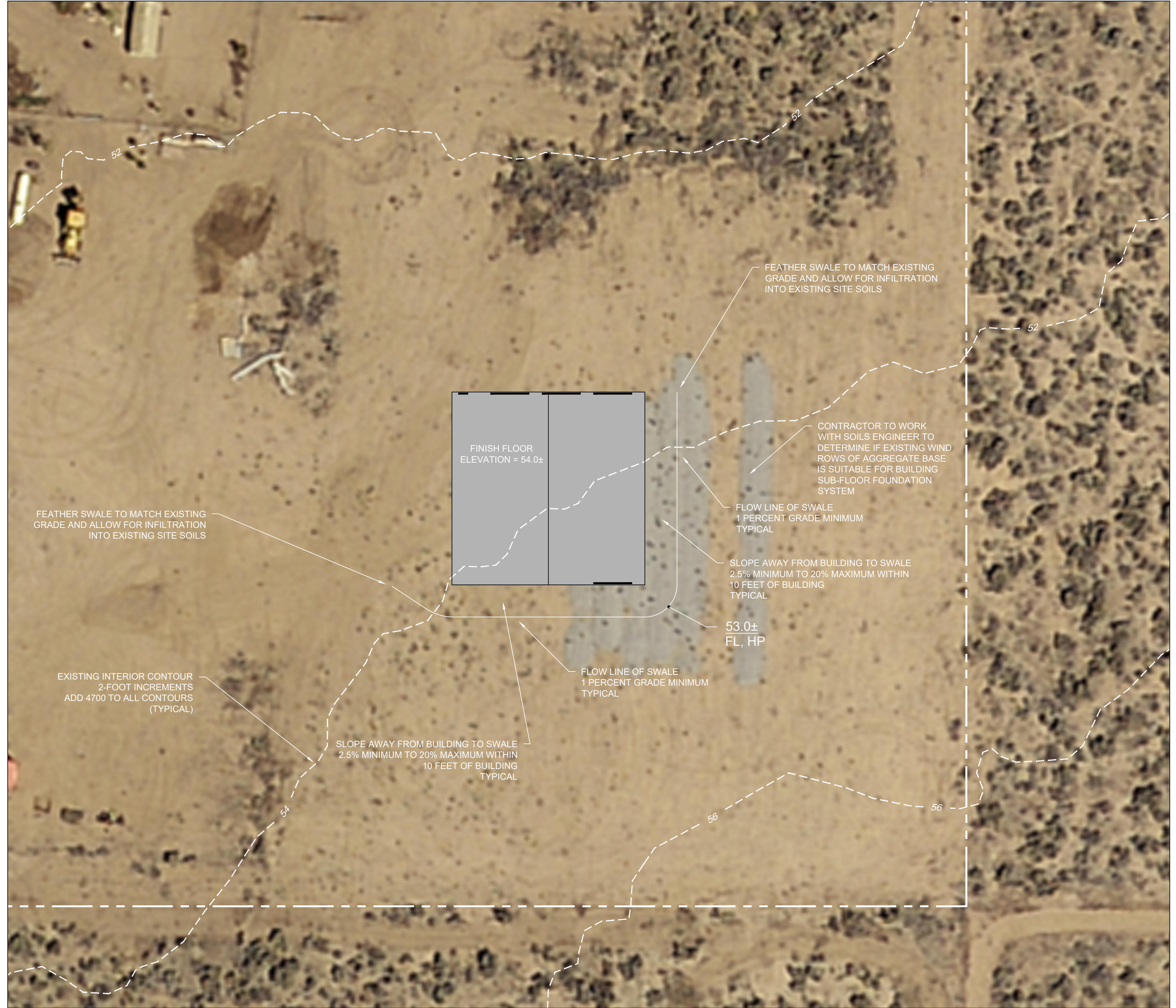
Percent of map unit: 5 percent  
 Landform: Alluvial fans  
 Down-slope shape: Linear  
 Across-slope shape: Convex

**Wadets**

Percent of map unit: 5 percent  
 Landform: Fan remnants  
 Down-slope shape: Linear  
 Across-slope shape: Convex  
 Ecological site: R026XV016NV - LOAMY 8-10 P.Z.  
 Hydro soil rating: No

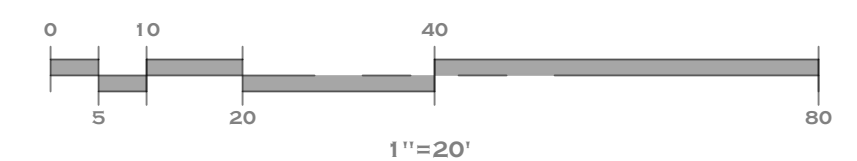
**Or**

Percent of map unit: 5 percent  
 Landform: Fan remnants  
 Down-slope shape: Linear  
 Across-slope shape: Convex  
 Ecological site: R026XV010NV - LOAMY 10-12 P.Z.  
 Hydro soil rating: No



- ADD 4700 TO ALL GRADE ELEVATIONS.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM A COMBINATION OF GIS INFORMATION GATHERED FROM WASHOE COUNTY AND THE CITY OF RENO, AERIAL PHOTOGRAPHY AND SITE RECONNAISSANCE.
- THE FLOOD ZONE DESIGNATION FOR THE PROPERTY IS ZONE X, DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WITH THE DELINEATION SHOWN AS DEPICTED ON FEMA FIRM MAP 3203102625H EFFECTIVE DATE 03/16/2009.
- REFER TO SHEET 4 OF 6, NOTES AND ENLARGED GRADING PLAN, FOR DETAIL OF GRADING FOR THE IMPROVEMENTS.
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- FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISH SURFACE. IF LOCATED WITHIN THE PROJECT BOUNDARY, THE GRADE REPRESENTS THE FINAL SURFACE. IF TOP SOIL IS TO BE PLACED, AS IN LANDSCAPED AREAS, THEN THE CONTRACTOR SHALL ADJUST ROUGH GRADE TO ACCOMMODATE THE ADDITIONAL SOIL OR FINAL PRODUCT. IF THE GRADE IS SHOWN ADJACENT TO A BUILDING STRUCTURE THEN THE GRADE REPRESENTS THE FINISH GRADE AT THE EXTERIOR OF THE BUILDING AS IT MEETS GRADE.
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- THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.
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FL = FLOW LINE ELEVATION  
 HP = HIGH POINT ELEVATION



NO.	DESCRIPTION	DATE	BY

DATE: 06.08.22  
 DRAWN BY: M.L.S.D.  
 DESIGNED BY: B.E.N.  
 CHECKED BY: B.E.N.

**MERIDIAN**  
 LAND SOLUTIONS AND DESIGN

316 CALIFORNIA AVENUE #154  
 RENO, NV 89505  
 (775) 657-0097  
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 M.L.S.D@RENO.COM

**ADMINISTRATIVE PERMIT SUBMITTAL**  
 PHILLIPS RESIDENCE ACCESSORY SHOP BUILDING  
 15730 DRY VALLEY ROAD, RENO, NV 89508

GENERAL SITE INFORMATION

DRAWING  
**GEN-1**  
 WAD01N22-0015  
 SHEET 10 OF 10  
**EXHIBIT D**

Estimate Worksheet - 1239B

Quote # \_\_\_\_\_

**Wall Panel:**  
 Hi-Rib 26 Ga Galvalume  
 Hi-Rib 26 Ga Color  
 Architectural 26 Ga Color  
 Other:  
 Wall Color:

**Roof Panel:**  
 Hi-Rib 26 Ga Galvalume  
 Hi-Rib 26 Ga Color  
 SSR 24 Ga Galvalume  
 SSR 24 Ga Color  
 Other:  
 Roof Color:

**Trim:**  
 Priority 26 Ga  24 Ga  
 Premium 26 Ga  24 Ga  
 6" Integrated Soffit  
 Base Trim  
 Other:  
 Trim Color:

**Notes:**  
 1) F/O's for bi-fold, stack or slider doors require manufacturer specifications.  
 2) Please locate all overhead framed openings (F/O), walk doors, window framed openings, roof framed openings and lean-tos, on drawing. Include dimensions.  
 3) For walls that are to remain open, please indicate if and where bracing can be located.  
 4) Indicate any existing structure (within 20ft of new building) on Form 1239C.

**Insulation:**  
 Roof: Type: \_\_\_\_\_ Thickness: \_\_\_\_\_  
 Wall: Type: \_\_\_\_\_ Thickness: \_\_\_\_\_

**Accessories:**

Yes/No	Item	Size WH	Qty	Yes/No	Item	Size WH	Qty	Yes/No	Item	Size WH	Qty
<input type="checkbox"/>	Walk Door	3070		<input type="checkbox"/>	10' Ridge Vents			<input checked="" type="checkbox"/>	Overhead F/O	12x16	4
<input checked="" type="checkbox"/>	Walk Door	4070	1	<input type="checkbox"/>	Walk Door F/O	4070	1	<input type="checkbox"/>	Overhead F/O		
<input type="checkbox"/>	Walk Door	6070		<input type="checkbox"/>	Walk Door F/O			<input type="checkbox"/>	Overhead F/O		
<input type="checkbox"/>	Slide Door			<input type="checkbox"/>	Window F/O			<input type="checkbox"/>	Overhead F/O		
<input type="checkbox"/>	Slide Door			<input type="checkbox"/>	Window F/O			<input type="checkbox"/>	Overhead F/O		
<input type="checkbox"/>	Slide Door			<input type="checkbox"/>	Window F/O			<input type="checkbox"/>	Overhead F/O		

Gutter and Downspouts Gutter Color: \_\_\_\_\_ Downspout Color: \_\_\_\_\_  
 Eave Extension, Projection \_\_\_\_\_ Front Sidewall, Projection \_\_\_\_\_ Back Sidewall Soffit Color: \_\_\_\_\_  
 Gable Extension, Projection \_\_\_\_\_ Left Endwall, Projection \_\_\_\_\_ Right Endwall Soffit Color: \_\_\_\_\_  
 Translucent Panel, Qty. \_\_\_\_\_ 5'-8", Qty. \_\_\_\_\_ 8'-6", Qty. \_\_\_\_\_ 11'-4", Qty. \_\_\_\_\_ 17'-1" (show on drawing)  
 Wall Light Band, Sides \_\_\_\_\_ Light Area (show on drawing)  
 Base girt required?

X \_\_\_\_\_ Project Consultant Signature  
 X \_\_\_\_\_ Final Owner Signature  
 6/3/22 Date

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SUNWARD STEEL BUILDINGS Estimate Worksheet - 1239A

Quote # \_\_\_\_\_ Sales Consultant: \_\_\_\_\_ Date: 6/3/22

Use form 1239B included with this package

Contractor/Dealer: N/A Job Site: 15730 Dry Valley Rd Reno NV 89508  
 Contact: Erin Page Final Owner: Erin Page  
 Address: 15730 Dry Valley Rd Address: 15730 Dry Valley Rd  
 City, State, Zip: Reno NV 89508 City, State, Zip: Reno NV 89508  
 Phone/Fax/Mobile: (775) 636-7700 (916) 799-3133 Phone/Fax/Mobile: (775) 636-7700 (916) 799-3133  
 E-mail: dennisnerine@yahoo.com E-mail: dennisnerine@yahoo.com

Width	Length	Height	Roof Pitch	Bay Size	Building Code	Live Load PSF	Roof Snow Load PSF	Ground Snow Load PSF	Wind Speed MPH	Collateral Load PSF
60'	60'	10'	4:12			30	30		30	

Multipan?  Yes  No # Spans @ \_\_\_\_\_ Distance \_\_\_\_\_ Are there any inside frame clearance requirements?  Yes  No (incl drawing)  No

Occupancy Category:  Category I: Low Hazard  Building Dept Official \_\_\_\_\_  
 Category II: Standard Building  Phone: \_\_\_\_\_  
 Category III: Substantial Hazard  Building Use: \_\_\_\_\_  
 Category IV: Essential Facility

**COMMENTS:**

For questions on completing the estimate worksheet, contact your sales consultant.

This is an estimate worksheet only. (Not a contract to purchase) In the event this becomes a purchase any changes should be made using the revision to estimate worksheet 1239R.

In good faith and representing a serious interest in obtaining building materials from manufacturer, we would like an estimate based on the following information along with the building description per document 1239A and 1239B.

Once a signed order is received complete with the deposit, the order is defined as one of two options (check one).

Option #1: "Approval" order typically used when a customer is requesting permit verification, expects delays, and is unable to commit to a delivery request. The drawing order does not "lock in" any particular pricing and is subject to market escalation costs.

Option #2: "Production" order an accepted project that will flow through the design process, manufacturing and delivery without delays. Delays by buyer will make the order subject to price increases as in option #1.

X \_\_\_\_\_ Project Consultant Signature  
 X \_\_\_\_\_ Final Owner Signature  
 6/3/22 Date

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Monolithic Foundations



Monolithic foundations are typically used in non-heated structures. They are commonly used in self storage buildings, shops and other buildings with light gauge framing. They can also be used in conjunction with piers for additional column support.



FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FOUNDATION DESIGN AND DRAWINGS WILL BE SUBMITTED AFTER PROCUREMENT OF THE ADMINISTRATIVE PERMIT.

PROPOSED BUILDING LAYOUT AS IT RELATES TO FOOTPRINT, ELEVATIONS FOR DOOR PENETRATIONS AND CEILING HEIGHT. FOR ADMINISTRATIVE PERMIT ONLY. FULL DETAILS AND DESIGN CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING PERMIT ONCE THE ADMINISTRATIVE PERMIT HAS BEEN APPROVED AND A METAL BUILDING MANUFACTURER HAS BEEN SELECTED BY THE APPLICANT.



- THIS PHOTO IS FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE BUILDING ELEVATIONS AS IT RELATES TO DOORS ONLY. NO TREES OR SITE VEGETATION IS ANTICIPATED AT THIS TIME OTHER THAN TO MATCH THE EXISTING UNDISTURBED NATURAL SAGEBRUSH VEGETATION THAT IS CONSISTENT WITH THE CURRENT NEIGHBORHOOD.
- REFER TO BUILDING DIMENSIONS ABOVE FOR DIMENSIONAL LAYOUT. THE APPLICANT IS CURRENTLY WORKING WITH TWO BUILDING MANUFACTURERS AND WILL SELECT ONE WITHIN THE NEXT 60 DAYS. FINAL DESIGN ELEMENTS WILL BE SUBMITTED DURING THE BUILDING PERMIT PROCESS ONCE THE ADMINISTRATIVE PERMIT HAS BEEN PROCURED.



- Ash Gray
- Burnished Slate
- Light Stone
- Saddle Tan
- Hunter Green
- Koko Brown
- Charcoal
- Hawaiian Blue
- Polar White
- Rustic Red

COLOR OPTIONS FROM ONE OF THE POTENTIAL METAL BUILDING FABRICATORS.

PHOTO OF EXISTING RESIDENCE FRONT ELEVATION FOR COLOR MATCHING PURPOSES. THE APPLICANT INTENDS TO MATCH EXTERIOR COLOR OF THE PROPOSED SHOP BUILDING TO MATCH AS CLOSELY WITH THE COLOR OF THIS EXISTING BUILDING TO PROVIDE A HOMOGENOUS COLOR SCHEME ON THE PROPERTY.

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE: 06.08.22  
 DRAWN BY: M.L.S.D.  
 DESIGNED BY: B.E.N.  
 CHECKED BY: B.E.N.

**MERIDIAN**  
 LAND SOLUTIONS AND DESIGN  
 316 CALIFORNIA AVENUE #154  
 RENO, NV 89505  
 (775) 657-0097  
 BRN@MERIDIANDESIGN.COM  
 M.L.S.D@RENO.COM

ADMINISTRATIVE PERMIT SUBMITTAL  
 PHILLIPS RESIDENCE ACCESSORY SHOP BUILDING  
 15730 DRY VALLEY ROAD, RENO, NV 89508  
 BUILDING DESIGN ELEMENTS