

## 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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	

# Administrative Permit Application Supplemental Information

(All required information may be separately attached)

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

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

Section 110-306-25

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

A portion of the existing pole barn is being converted to the Accessory Dwelling Unit. The new garage building is being built along the side of the existing pole barn.

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?

New garage building is being added: extension of existing driveway to new garage building: new septic system installed for A.D.U. only: water service extended from existing residence. All improvements to run concurrently-time frame is approx. one year.

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

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?

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

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

No negative impacts are anticipated.

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

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

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

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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.)

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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 type="checkbox"/> No
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14. Utilities:

a. Sewer Service	
b. Water Service	

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):

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Property Owner Affidavit

Applicant Name: Bennett J. Stringham

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, Bennett J. Stringham
(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): 08622516

Printed Name Bennett J. Stringham

Signed [Signature]

Address 11255 Osage Rd

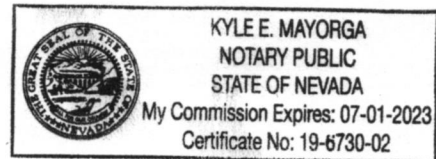
Reno, NV 89508

Subscribed and sworn to before me this
14<sup>th</sup> day of February, 2020.

[Signature]
Notary Public in and for said county and state

My commission expires: 7/1/2023

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** Tamzen Kay Stringham

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, Tamzen Kay Stringham  
(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): 08622516

Printed Name Tamzen Kay Stringham

Signed Tamzen Kay Stringham

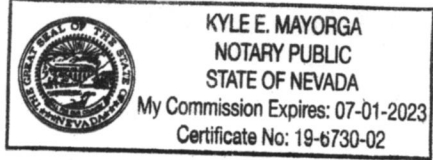
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Reno NV 89508

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14<sup>th</sup> day of February, 2020.

[Signature]  
Notary Public in and for said county and state

My commission expires: 7/01/2023

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- 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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08622516	Active	2/13/2020 2:10:07 AM

**Current Owner:**  
STRINGHAM, TAMZEN K & BENNETT J  
11255 OSAGE RD  
RENO, NV 89508

**SITUS:**  
11255 OSAGE RD

**Taxing District**  
4000

**Geo CD:**

Legal Description

Range 18 Lot 38 SubdivisionName WASHOE RANCHES 3 Section Township 21 Block

**Installments**

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/2/2020	2019	\$452.59	\$0.00	\$0.00	\$452.59
<b>Total Due:</b>			<b>\$452.59</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$452.59</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
State of Nevada	\$102.58	(\$7.60)	\$94.98
Truckee Meadows Fire Dist	\$325.85	(\$24.14)	\$301.71
Washoe County	\$839.78	(\$62.20)	\$777.58
Washoe County Sc	\$687.00	(\$50.88)	\$636.12
<b>Total Tax</b>	<b>\$1,955.21</b>	<b>(\$144.82)</b>	<b>\$1,810.39</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019089710	B19.194722	\$452.60	1/6/2020
2019	2019089710	B19.97845	\$452.60	9/23/2019
2019	2019089710	B19.58622	\$452.60	8/19/2019

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

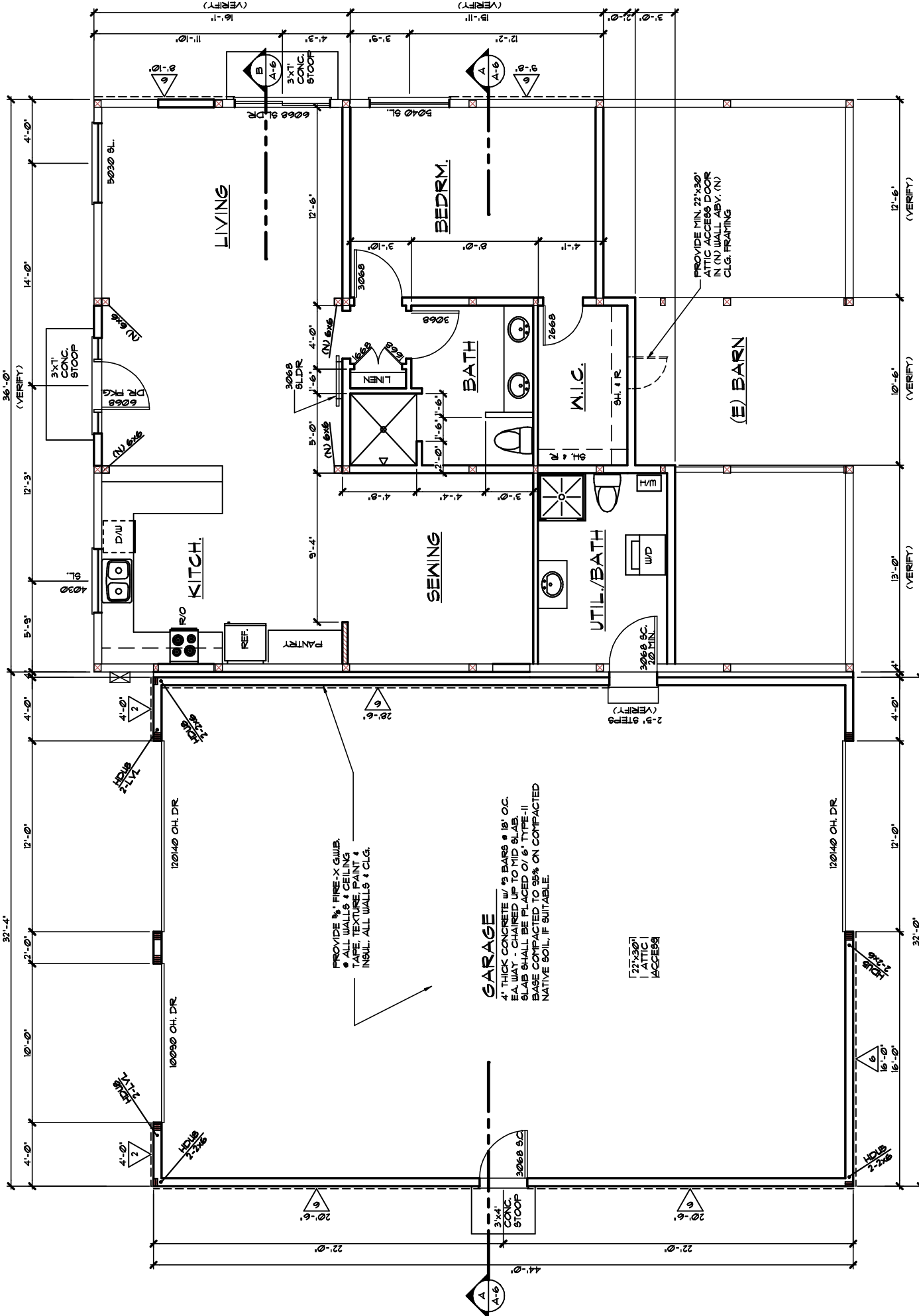
To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

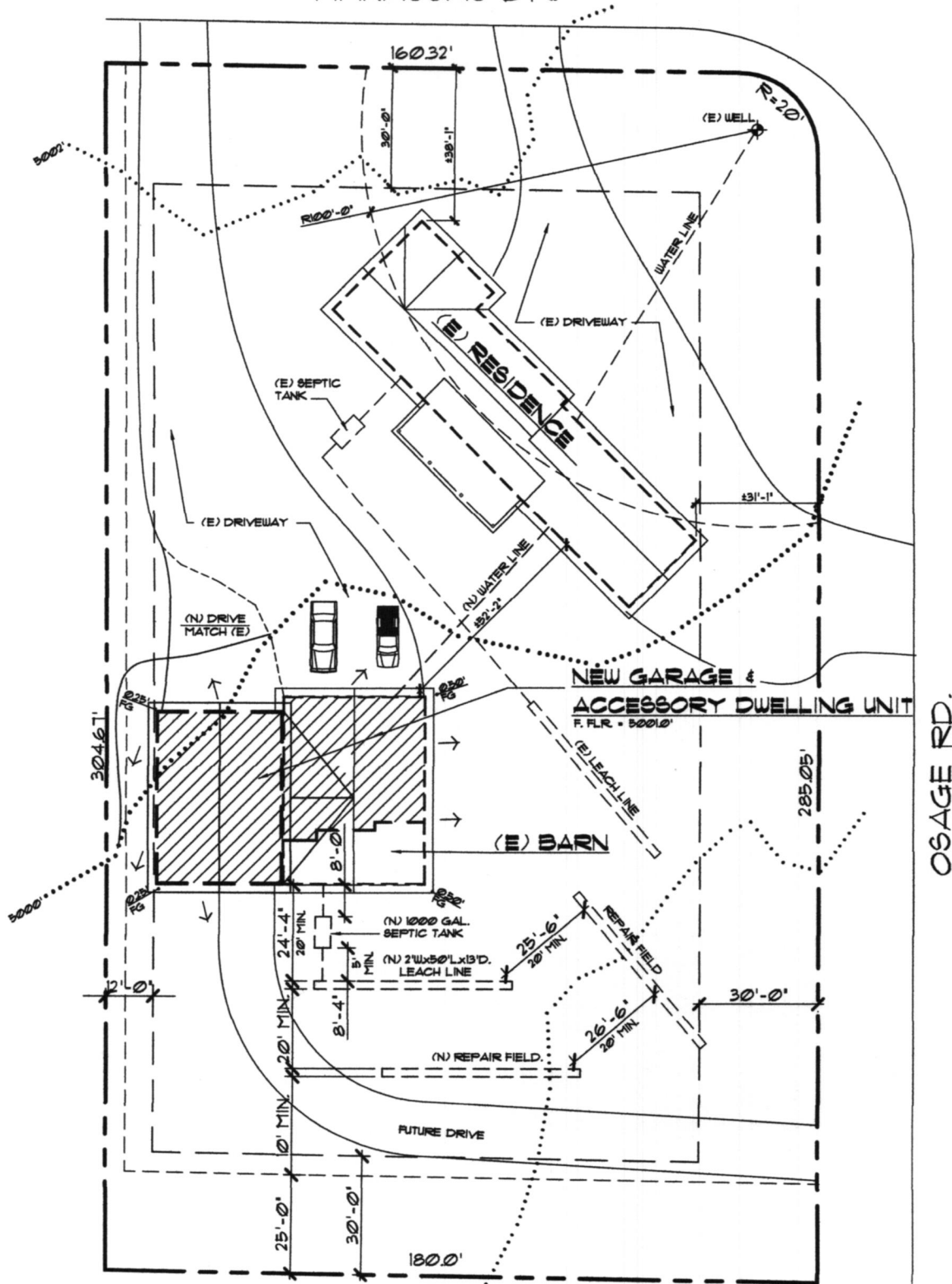


**FLOOR PLAN** NORTH

**BEN & TAMZEN STRINGHAM**  
 11255 OSAGE DR., RENO, NV.

SCALE: 1/8" = 1'-0"  
 TOTAL SQ. FT. OF MAIN DWELLING UNIT #2,288 SQ. FT.  
 ACCESSORY LIVING AREA #1,130 SQ. FT.  
 GARAGE AREA #1511 SQ. FT.

MANASSAS DR.

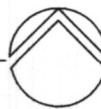


# SITE PLAN

SCALE: 1" = 40'-0"

WASHOE RANCHES 3  
LOT 38  
A.P.N. 086-225-16

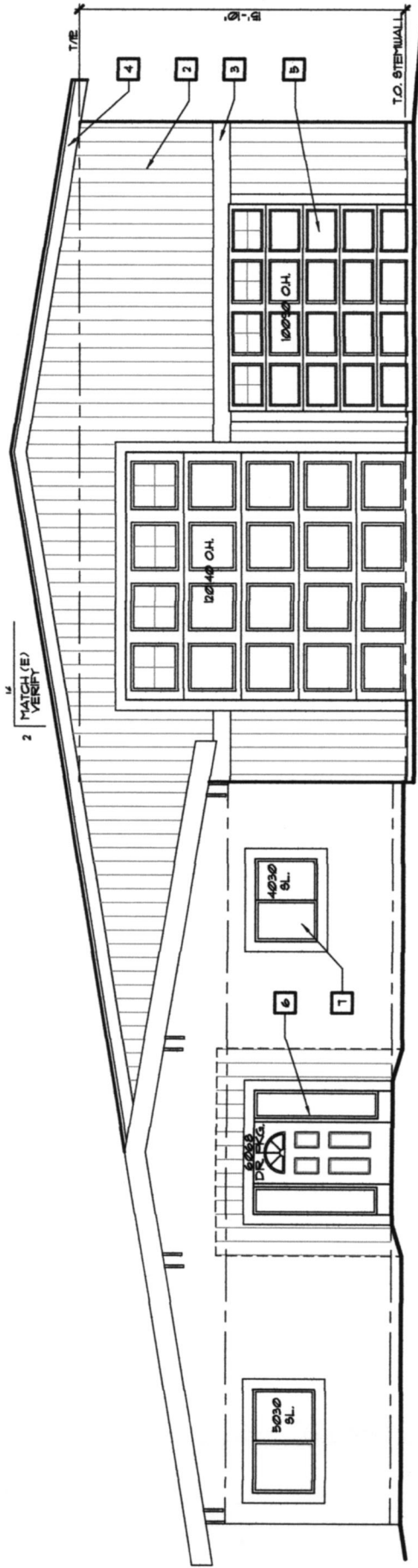
NORTH



## BEN & TAMZEN STRINGHAM

11255 OSAGE DR., RENO, NV.

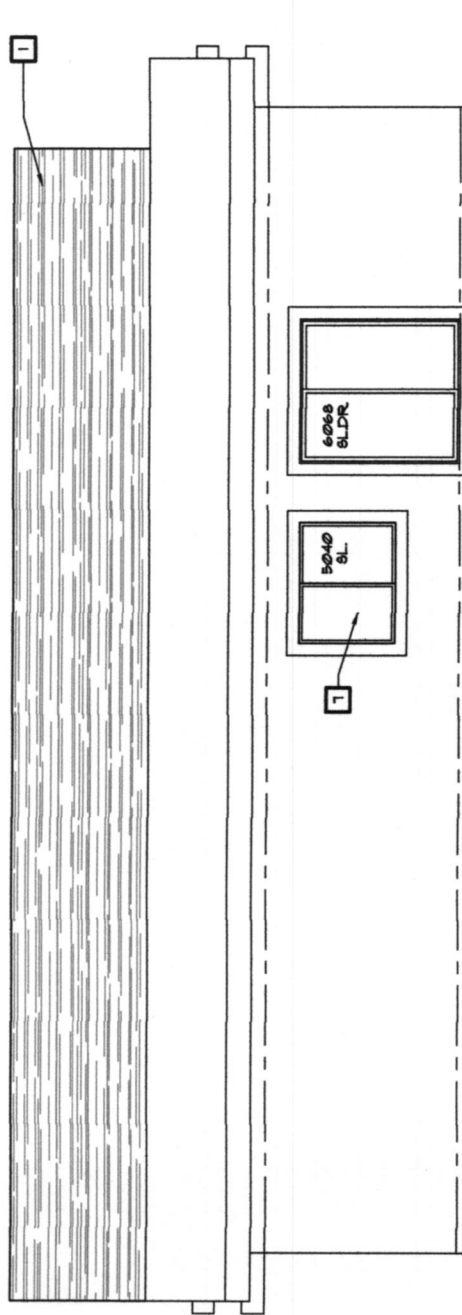




**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

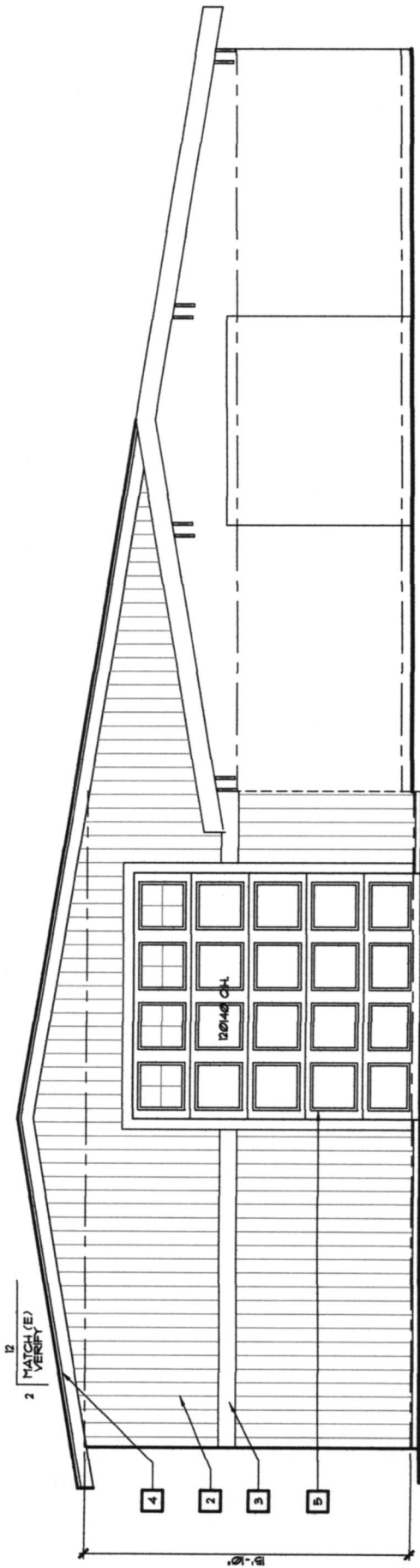
**EXTERIOR FINISHES**

- 1 ASPHALT SHINGLES:  
MATCH (E) STYLE  
COLOR: MATCH (E)
- 2 SIDING:  
'HARDIE BOARD' SIERRA S  
COLOR: MATCH (E)
- 3 TRIMS:  
'HARDIE BOARD' CEDARMILL  
COLOR: MATCH (E)
- 4 WOOD FASCIA:  
'SHERWIN WILLIAMS' FLAT ACRYLIC PAINT  
COLOR: MATCH (E)
- 5 O.H. GARAGE DOORS:  
INSUL. STEEL RAISED PANEL  
COLOR: PAINT TO MATCH SIDING
- 6 ENTRY DOOR:  
FIBERGLASS INSULATED  
COLOR:
- 7 WINDOWS:  
'AMSCO' VXi SERIES VINYL  
COLOR: MATCH (E)
- 8 GARAGE MAN DOOR:  
6 PANEL INSULATED STEEL  
COLOR: PAINT TO MATCH SIDING
- 9 VENTS, FLASHING & FLUES:  
COLOR: PAINT TO MATCH ROOF



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**BEN & TAMZEN STRINGHAM**  
11255 OSAGE DR., RENO, NV.



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISHES**

- 1 ASPHALT SHINGLES:  
MATCH (E) STYLE  
COLOR: MATCH (E)
- 2 SIDING:  
'HARDIE BOARD' SIERRA S  
COLOR: MATCH (E)
- 3 TRIMS:  
'HARDIE BOARD' CEDARMILL  
COLOR: MATCH (E)
- 4 WOOD FASCIA:  
'SHERWIN WILLIAMS' FLAT ACRYLIC PAINT  
COLOR: MATCH (E)
- 5 OH. GARAGE DOORS:  
INSUL. STEEL RAISED PANEL  
COLOR: PAINT TO MATCH SIDING
- 6 ENTRY DOOR:  
FIBERGLASS INSULATED  
COLOR:
- 7 WINDOWS:  
'AMSCO' VXi SERIES VINYL  
COLOR: MATCH (E)
- 8 GARAGE MAN DOOR:  
6 PANEL INSULATED STEEL  
COLOR: PAINT TO MATCH SIDING
- 9 VENTS, FLASHING & FLUES:  
COLOR: PAINT TO MATCH ROOF



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**BEN & TAMZEN STRINGHAM**  
11255 OSAGE DR., RENO, NV.