

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: <u>Ellis</u>			
Project Description: <u>Replacing Existing 6' wood fence w/ 7' composite around the Perimeter of the Property. Adding a few Gates</u>			
Project Address: <u>6850 Prestwick Circle</u>			
Project Area (acres or square feet): <u>1923</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Hidden Meadows Subdivision 3</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>05113220</u>	<u>.538</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>EDX FAMILY TRUST</u>		Professional Consultant:	
Name: <u>ERIN ELLIS, TRUSTEE</u>		Name:	
Address: <u>6850 PRESTWICK CIR</u>		Address:	
<u>RENO, NV</u> Zip: <u>89502</u>		Zip:	
Phone: <u>509 869 2130</u> Fax:		Phone: Fax:	
Email: <u>EETAHOE@GMAIL.COM</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>ERIN ELLIS</u>		Contact Person:	
Applicant/Developer: <u>CONTRACTOR</u>		Other Persons to be Contacted:	
Name: <u>JD FENCING</u>		Name:	
Address: <u>100 JONES RD</u>		Address:	
<u>CARSON CITY, NV</u> Zip: <u>89706</u>		Zip:	
Phone: <u>775 671-7912</u> Fax:		Phone: Fax:	
Email: <u>OFFICE@JDFENCING.COM</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>SHELLEY PLAUT</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

HEIGHT

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

SEEMS TO BE A WILDLIFE CORRIDOR. NEIGHBOR HAS CHICKENS.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

NO VIEWS WOULD BE BLOCKED/AFFECTED

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

ARCHITECTURAL UPGRADE.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

ENJOYMENT OF YARD.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

☐ Yes ☒ No If yes, please attach a copy.

7. How is your current water provided?

CITY

8. How is your current sewer provided?

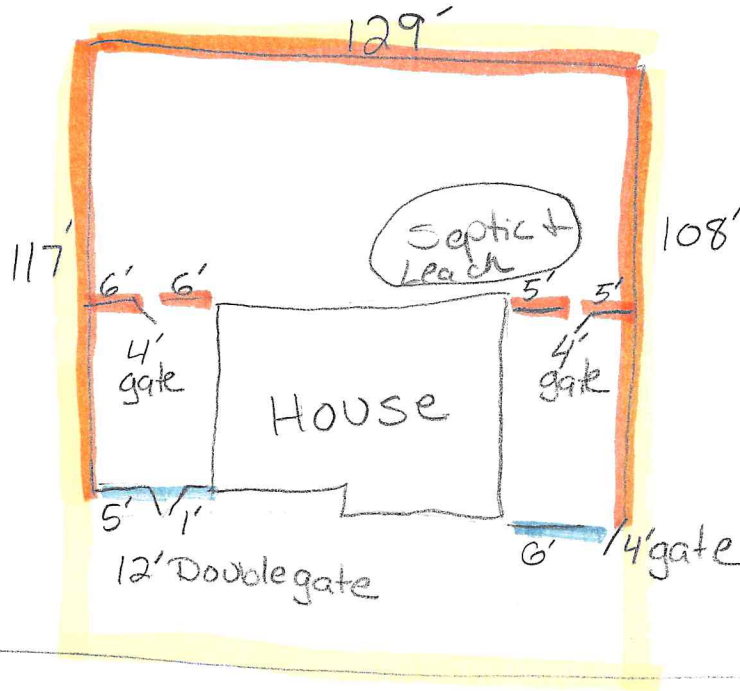
SEPTIC

Homeowner
Erin Ellis
509-869-2136

Contractor
JP Fence
Jason Platt
775-671-7912



6850 Prestwick Cir



Topography
Flat

Prestwick Circle 25MPH

6' fence

7' fence

Property Line

16 Jones Rd Ste. E
Mound House, NV 89706
775-671-7912
Jason@JPFence.com
JPFence.com



NSCB #0081526
Bid Limit \$450,000

Contract # 123-25

Submitted to Erin Ellis Billing Address _____

Phone 509-869-2136 Email Address ectahoe@gmail.com

Project Location 6850 Prestwick Cir Reno NV 89502 APN# 051-132-20

STEEL	
Length	Height
32'	6'
304'	7'
Walk Gate	Drive Gate
1 @ 6'	1 @ 12'
2 @ 7'	-
Wire Ga.	
Terminal Posts	
Line Posts	
Top Rail	
WOOD	
Power Available	✓
Boards Inside	
Boards Outside	
Boards Alternate	

Greenwood Elite Deluxe
Aluminum Black Fence
With Aspen Brown Composite
in fill

Horizontal
6' on center post max
All post set in concrete

Double Gate 6' Tall, 6" sp post
Single Gates
(2) @ 7' Tall, 4" sq post
(1) @ 6' Tall, 4" sq post

Remove and haul away
old fence

**DOES NOT INCLUDE
COYOTE ROLLERS**

← NORTH

129'

↑

← 7' TALL →

117'

6' 6' 5' 5'

4' gate 4' gate

HOUSE

5' 1' 12' double gate

6' TALL

↑

6'

4' gate

install
Fence across
structure
match height
of 6' Tall

TOTAL JOB COST:	\$ 83,121.00	The total job cost is subject to change after 15 days
INSTALLMENTS:	AMOUNT:	WHEN DUE:
1. Deposit (10% up to \$1,000)	\$ 1,000.00	Upon Signing the Contract
2. Special Order Materials	\$ 51,000.00	When Materials Are Ordered
3. Posts Are Set	\$ 15,560.50	Immediately After Posts Are Set
4. Final	\$ 15,560.50	At the Time of Completion

Discount \$ _____ Total with Discount \$ _____

Today's Date	<u>02/09/2025</u>	Estimated Completion Date	_____
Estimator	<u>Jason Plaut</u>		

To validate this contract, all required initials and signatures on pages 2 and 3 must be completed

