



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9H

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN20-0011 (Rollings Garage)

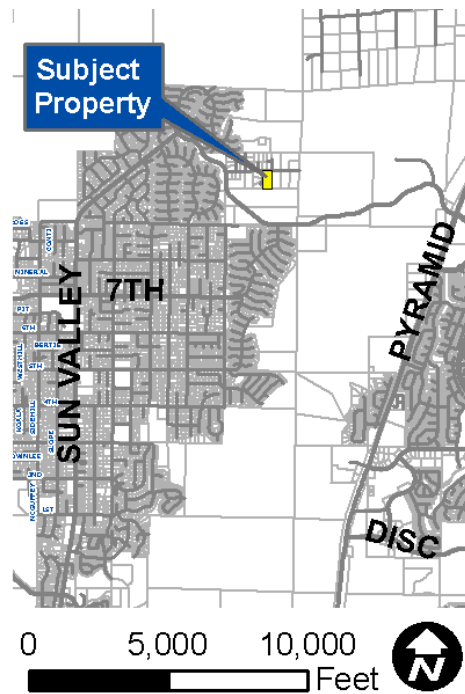
BRIEF SUMMARY OF REQUEST: To approve the construction of a detached accessory structure larger than the primary residence.

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an administrative permit for the construction of a 4,000 square foot detached accessory structure which is larger than the primary residence.

Applicant/Owner: Matthew Rollings
 Location: 800 Apple Blossom Drive
 APN: 508-030-31
 Parcel Size: 5 Acres
 Master Plan: Suburban Residential (SR); Rural (R)
 Regulatory Zone: Low Density Suburban (LDS); General Rural (GR)
 Area Plan: Sun Valley
 Citizen Advisory Board: Sun Valley
 Development Code: Authorized in Article 808, Administrative Permits; Article 306, Detached Accessory Structures
 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 WADMIN20-0011 for Matthew Rollings, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

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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 or the Hearing Examiner 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 Administrative Permit Case Number WADMIN20-0011 is attached to this staff report and will be included with the action order, if approved.

The subject property is 5 acres in size, and has the following regulatory zones, Low Density Suburban (LDS); and General Rural (GR). The development is proposed to take place on the LDS portion of the property. The setbacks for LDS are 30 feet in the front and rear, and 12 feet from the side yards. Detached accessory structures that have a larger building footprint than the existing or, in this case, the proposed main residence are an allowed use in the LDS regulatory zone, subject to the approval of an administrative permit pursuant to Washoe County Development Code (WCC) Section 110.306.10(d). Thus, the applicant is seeking approval of Administrative Permit Case Number WADMIN20-0011 by the Board of Adjustment.

Project Evaluation

The applicant is seeking to construct a 4,000 square foot detached accessory structure on the western portion of the roughly 5-acre parcel, between the property line and the existing dwelling. The existing single-family dwelling is 900 square feet mobile home which is roughly 3,100 square feet smaller than that of the proposed detached accessory structure. The applicant has indicated that there will be no plumbing and is not intended to be used for a residence. The garage will be required to be painted to match the existing home. Pursuant to WCC Section 110.306.10(d), a proposed accessory structure with a larger building footprint than the main dwelling is allowed subject to approval of an administrative permit by the Board of Adjustment. The property is designated as Low Density Suburban (LDS); and General Rural (GR). The proposed development will be located within the LDS portion of the property and the setback requirements are 30 feet from the front and rear property lines and 12 feet from the side property line. The LDS regulatory zone allows for a maximum height of 35 feet, the proposed detached accessory structure is 20 feet in height. The proposed detached accessory structure satisfies the setback requirements.



Elevation (paint will match existing home)

Sun Valley Citizen Advisory Board (SV CAB)

The Sun Valley Citizen Advisory Board did not meet during the application cycle. CAB worksheets were sent out, but no comments were received.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Planning and Building Division – Parks and Open Spaces

- Planning and Building Division – Water Resources
- Engineering and Capital Projects – Land Development
- Engineering and Capital Projects – Utilities
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
 - Air Quality Division
- State of Nevada
 - Department of Wildlife
- Regional Transportation Commission
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District

Four out of the twelve above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The conditions of approval document is attached to this staff report and will be included with the Action Order, if approved.

- Washoe County Planning and Building Division addressed Planning and Building considerations including building setbacks.
Contact: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects addressed construction improvement plan requirements.
Contact: Leo Vesely; 775.328.2040; lvesely@washoecounty.us
- Washoe-Storey Conservation District addressed vegetation plans.
Contact: Tyler Shaffer; 775.857.8500 ext. 131; shafferjam51@gmail.com
- Truckee Meadows Fire Protection District addressed requirements of the International Wildland-Urban Interface Code, as well as the International Fire Code.
Contact: Dale Way; 775.326.6000; dway@tmfpd.us
Contact: Brittany Lemon, 775.326.6000; blemon@tmfpd.us

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 Sun Valley Area Plan.

Staff Comment: There are no action programs, policies, standards or maps of the Master Plan or Sun Valley Area Plan (SVAP) that prohibit the construction of a detached accessory structure (DAS) or which limits the size and/or materials used in the construction of a DAS.
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 proposed DAS will be served by a proposed driveway. No plumbing is proposed.

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

Staff Comment: The 5-acre parcel contains adequate space and is physically suitable to accommodate the structure.

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 proposed structure will not be significantly detrimental to 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 within the required noticing area for this request. Therefore, this finding is not applicable.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN20-0011 is being recommended for approval with conditions.

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 WADMIN20-0011 for Matthew Rollings, having made all five findings in accordance with Washoe County Development 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 Sun Valley 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 a detached accessory structure larger than the primary residence, 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 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: Matthew Rollings
800 Apple Blossom
Sun Valley, NV 89433



Conditions of Approval

Administrative Permit Case Number WADMIN20-0011

The project approved under Administrative Permit Case Number WADMIN20-0011 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 – Chris Bronczyk; 775.328.3612; cbronczyk@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. Materials and color for the Detached Accessory Structure shall be similar to the primary residence.
- f. The Detached Accessory Structure will require a deed restriction be recorded prior to the issuance of a permit.
- g. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address,

telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely; 775.328.2313; ivesely@washoecounty.us

- a. The applicant/developer shall obtain from CSD – Planning and Building, a building/grading permit for construction of this project.
- b. A complete set of construction improvement drawings, including an on-site grading /site plan, shall be submitted when applying for a building/grading permit. Grading shall comply with Best Management Practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), and slope stabilization. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property. Any necessary grading shall comply with County Code Article 438, Grading Standards.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way, 775.326.6000, Dway@tmfpd.us

International Wildland-Urban Interface Code

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: October 29, 2020

To: Chris Bronczyk, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Administrative Permit Case **WADMIN20-0011 – Rollings Garage**
APN 508-030-31

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit is to allow for the construction of a 4,000 square foot detached accessory structure which is larger than the primary residence. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by the applicant. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Any necessary grading shall comply with County Code Article 438, Grading Standards.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no traffic related conditions of approval.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 20, 2020

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Administrative Permit Case Number WADMIN20-0011 (Rollings Garage)

Project description:

The applicant is proposing to approve an administrative permit for the construction of a 4,000 square foot detached accessory structure which is larger than the primary residence. Project is located at 800 Apple Blossom Drive, Assessor's Parcel Number: 508-030-31.

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

Comments: The application indicates that the detached structure will have no plumbing and no living quarters.

Condition: There are no conditions of approval for this application.



Chris Bronczyk, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3612

Re: WADMIN20-0011 (Rollings Garage) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





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

October 22, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN20- 0011 Rollings Garage

Dear Chris,

In reviewing the administrative permit to construct a detached accessory, the Conservation District has the following comment.

The District will require a vegetation plan to review for the 3:1 slope from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

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: 800 Apple Blossom garage			
Project Description: Add 40'x100' metal barn/garage on a parcel with existing 900 ft ² home manufactured			
Project Address: 800 Apple Blossom Sun Valley			
Project Area (acres or square feet): 4000 ft ² on 5 acre lot			
Project Location (with point of reference to major cross streets AND area locator): Apple Blossom x Noyes Ct.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-030-31	5 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Matthew Rollings		Professional Consultant:	
Name: Matthew Rollings		Name:	
Address: 800 Apple Blossom		Address:	
Zip: 89433		Zip:	
Phone: 775 843 3604 Fax: NA		Phone: Fax:	
Email: stinkmoto@yahoo.com		Email:	
Cell: — Other: —		Cell: Other:	
Contact Person: Matthew Rollings		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Matthew Rollings		Name:	
Address: Same		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?

garage
Large metal building for horses, RV, cars, ect. 900 ft²
40'x100' = 4000 ft² to be added. Existing home = mobile home

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

110.306.10 (d)

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

the flat area on the west side of property. No plumbing to be connected to new garage

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?

~~the new garage~~ parcel has no garage currently.
The new garage will add parking; RV storage; horse storage.

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

no

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?

we have zoning that allows for horses and big barns. Its a 5 acre property so LOTS of room.

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

property values will increase!

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

Follow all noise, dust regulations

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

~~the new garage~~ No plumbing. Structure will not be a residence.

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

All private residential property Sacres

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

Paint will match existing home.

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.)

none

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.)

Yes No

14. Utilities:

a. Sewer Service	Septic
b. Water Service	private well

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 #	N/A	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):

N/A

15. Structure will have NO plumbing, or living space. Structure will NOT be a residence.

Property Owner Affidavit

Applicant Name: Matthew Rollings

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, Matthew Rollings
(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): 508-030-31

Printed Name Matthew Rollings

Signed [Signature]

Address 6989 Experiment Ct Sparks NV.

State of Nevada
County of Washoe

Subscribed and sworn to before me this 14 day of August, 2020.

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

My commission expires: 8-25-21

(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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Disclaimer

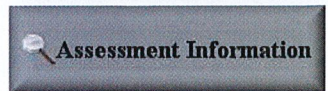
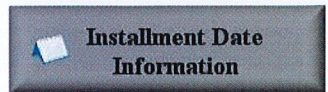
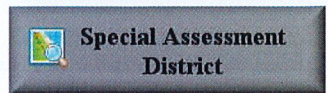
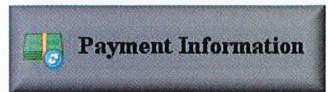
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

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



CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
50803031	Active	10/1/2020 1:43:55 AM

Current Owner:
 ROLLINGS, MATTHEW S & EMILY A
 6989 EXPERIMENT CT
 SPARKS, NV 89436

SITUS:
 800 APPLE BLOSSOM DR
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$723.60	\$723.60	\$0.00	\$0.00	\$0.00
2019	\$605.83	\$605.83	\$0.00	\$0.00	\$0.00
2018	\$447.64	\$447.64	\$0.00	\$0.00	\$0.00
2018	\$130.46	\$130.46	\$0.00	\$0.00	\$0.00
2017	\$314.97	\$314.97	\$0.00	\$0.00	\$0.00
2016	\$232.63	\$232.63	\$0.00	\$0.00	\$0.00
Total					\$0.00

Garage Plan

- No hazardous areas on the property.
- No outdoor signs or lighting.
- No formal parking. (Private property)
- No traffic generated. (Private property)
- Project to comply with all applicable provisions of the Washoe County Development Code.
- No significant hydrological resources.

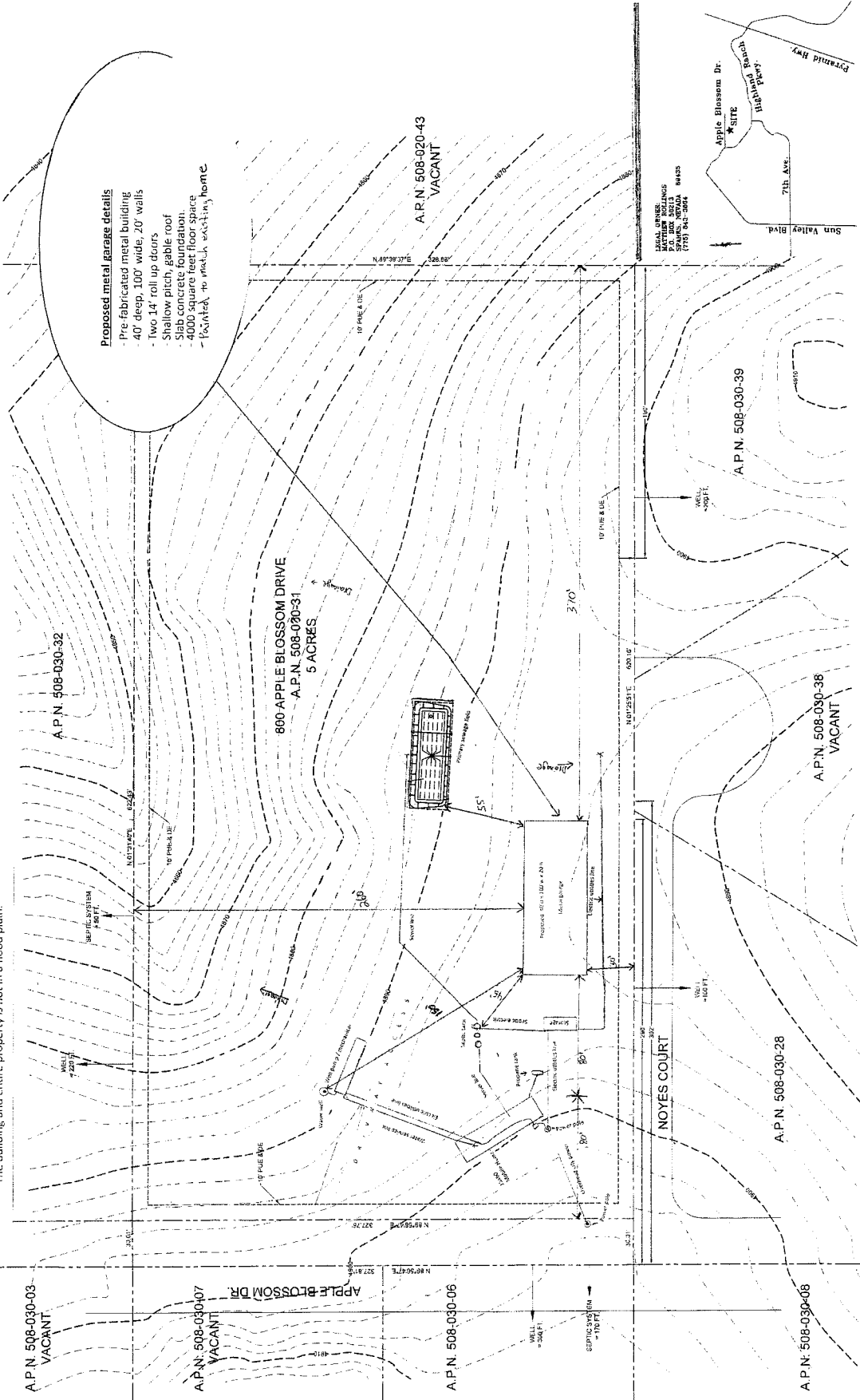
- No material removed from site
- Total surface area disturbed is less than 25000 sqft
- Total surface area disturbed is less than one acre
- No grading needed
- All erosion control shall be prepared and maintained to control against erosion by re-vegetating with Washoe county approved native seed.
- The building and entire property is not in a flood plain.



800 Apple Blossom Dr.
Sun Valley, NV 89433
Washoe County

Mathew Rollings
6989 Experiment Ct
Sparks, NV 89436
Phone: (775) 843-3604
Email: stnkmtog@yahoo.com

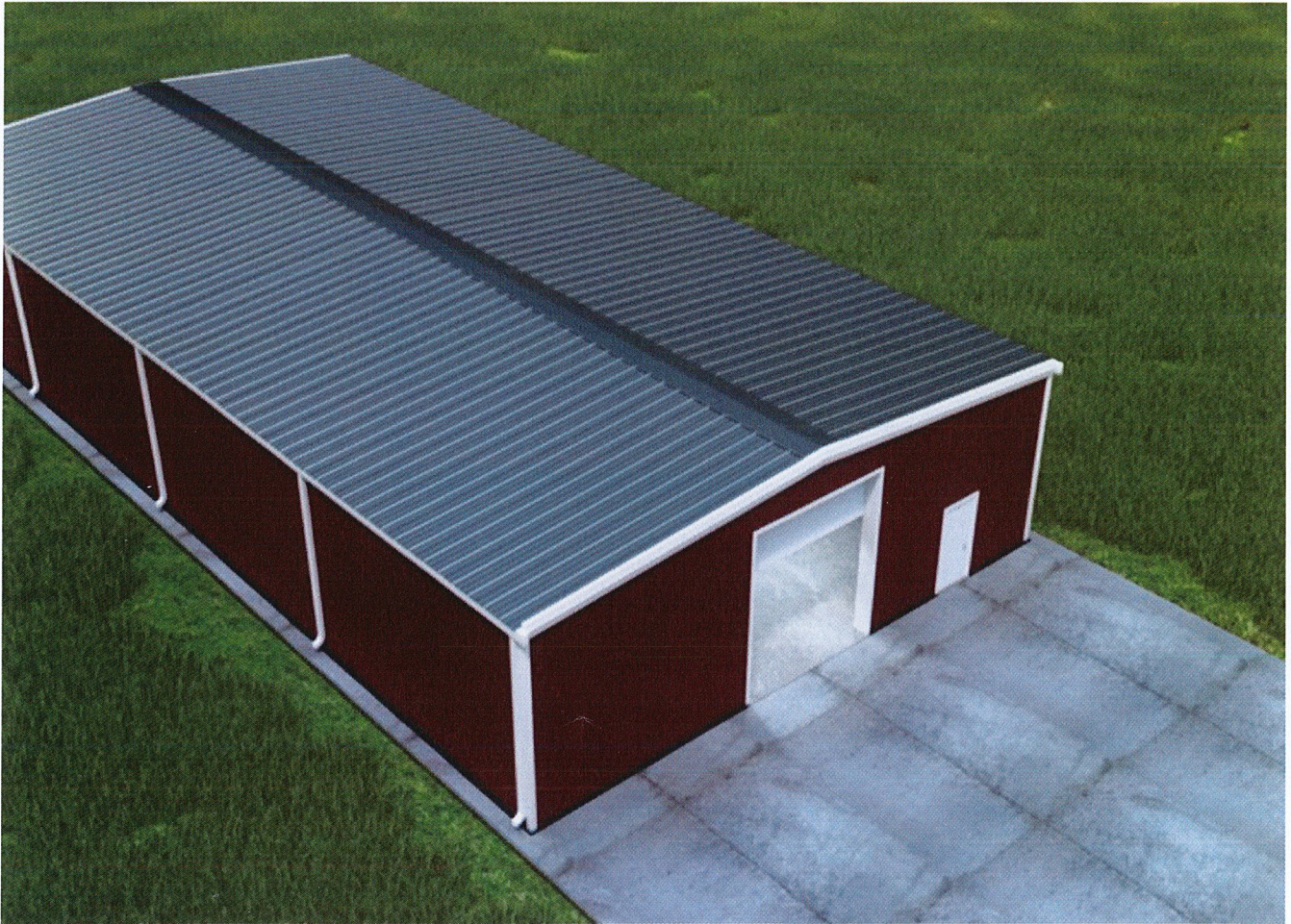
1 of 1



Proposed metal garage details

- Pre-fabricated metal building
- 40' deep, 100' wide, 20' walls
- Two 14' roll up doors
- Shallow pitch gable roof
- Slab concrete foundation
- 4000 square feet floor space
- Attached to existing home

VICINITY MAP





WADMIN20-0011
EXHIBIT F

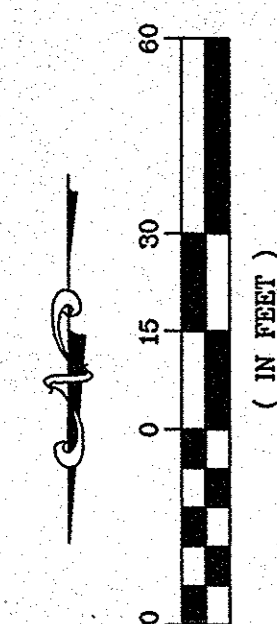
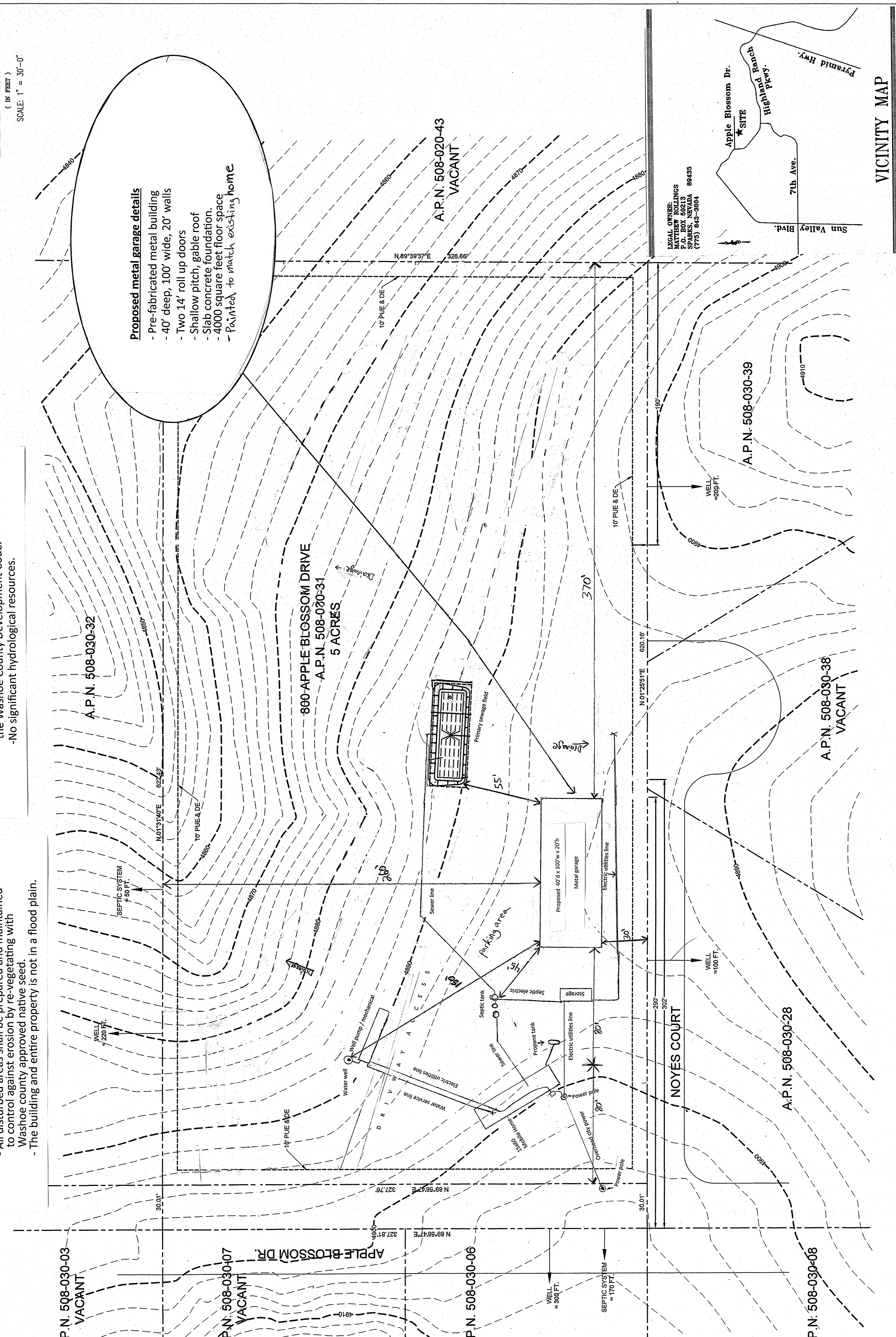
- No material removed from site
- Total surface area disturbed is less than 25000 sqft
- Total surface area disturbed is less than one acre
- No grading needed
- All disturbed areas shall be prepared and maintained to control against erosion by re-vegetating with Washoe county approved native seed.
- The building and entire property is not in a flood plain.

- No hazardous areas on the property.
- No outdoor signs or lighting.
- No formal parking. (private property)
- No traffic generated.
- Project to comply with all applicable provisions of the Washoe County Development Code.
- No significant hydrological resources.

Garage Plan

Proposed metal garage details

- Pre-fabricated metal building
- 40' deep, 100' wide, 20' walls
- Two 14' roll up doors
- Shallow pitch, gable roof
- Slab concrete foundation.
- 4000 square feet floor space
- Painted to match existing home



800 Apple Blossom Dr.
Sun Valley, NV 89433
Washoe County

Matthew Rollings
6989 Experiment Ct
Sparks, NV 89436
Phone-(775) 843-3604
Email-stinkmotog@yahoo.com

Sheet No.	1	of	1
Date			
Scale	1" = 30'		

