



# Board of Adjustment Staff Report

Meeting Date: June 3, 2021

Agenda Item: 8B

ADMINISTRATIVE CASE NUMBER: WADMIN21-0002 (Lee Garage)

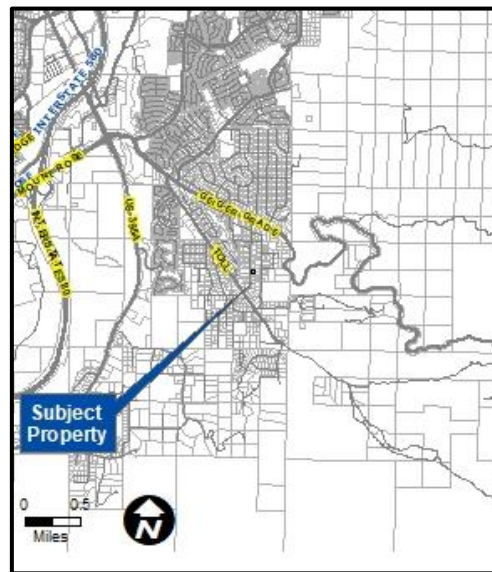
BRIEF SUMMARY OF REQUEST: To approve a 2,000 SF detached accessory structure.

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence; a special use permit is required per Washoe County Code 110.306.10(d)

Applicant/Property Owner: Brandon Lee  
Location: 15280 Kivett Lane  
APN: 017-123-22  
Parcel Size: 0.78 acres  
Master Plan: Suburban Residential (SR)  
Regulatory Zone: Medium Density Suburban (MDS)  
Area Plan: Southeast Truckee Meadows  
Citizen Advisory Board: South Truckee Meadows/Washoe Valley  
Development Code: Authorized in Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits  
Commission District: 2 – Commissioner Lucey



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 WADMIN21-0002 for Brandon Lee, having made all four findings in accordance with Washoe County Development Code Section 110.808.25:

*(Motion with Findings on Page 7)*

**Staff Report Contents**

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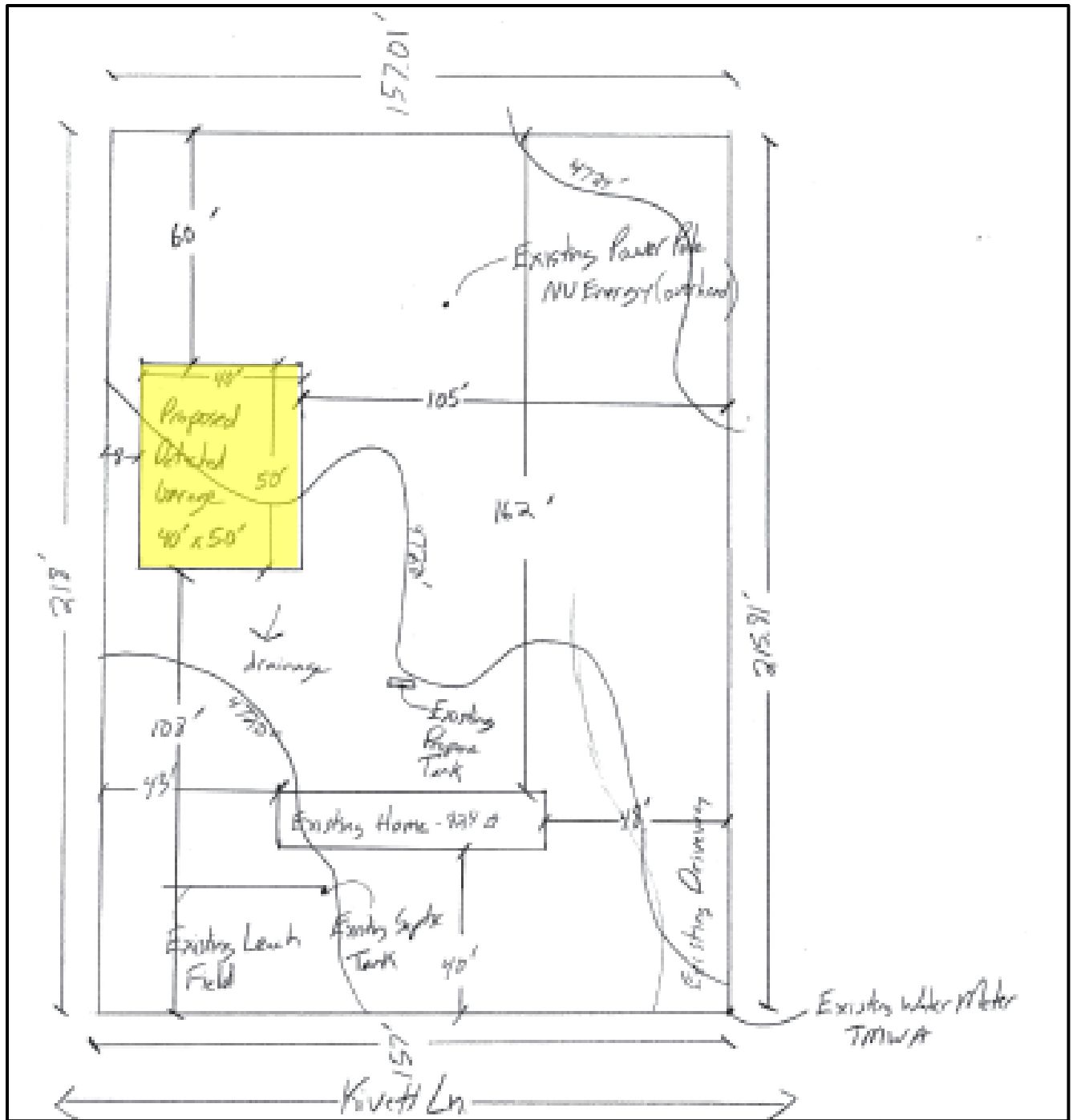
Project Application ..... Exhibit D

**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 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 WADMIN21-0002 are attached to this staff report and will be included with the action order.

The subject property is designated as Medium Density Suburban (MDS) in the Southeast Truckee Meadows Area Plan. Accessory structures that are larger than the main residence are permitted within the MDS regulatory zone subject to approval of an administrative permit per Washoe County Code 110.306.10(d).



**Site Plan**

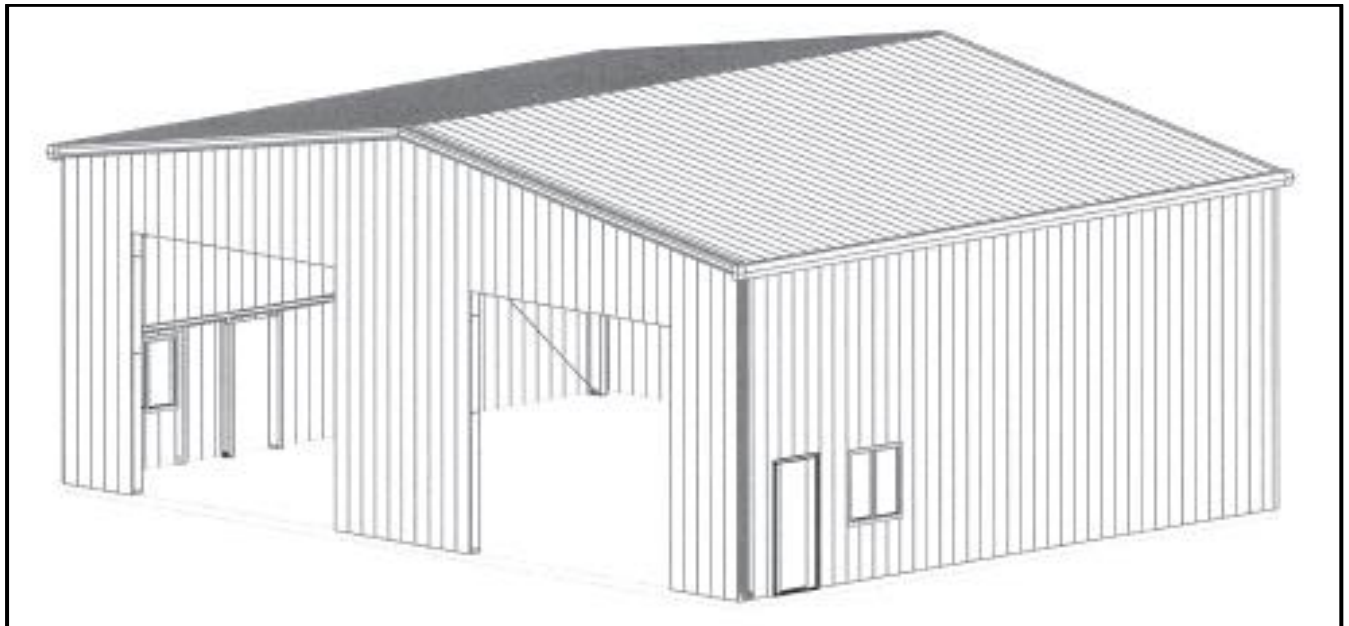
**Project Evaluation**

The applicant is requesting an administrative permit to approve a ±2,000 sq. ft. detached accessory structure on the same parcel of land where a ±924 sq. ft. residence is located. An administrative permit is required per Washoe County Code 110.306.10(d), for accessory structures that are larger than the main residence.



**Looking east at the site**

The parcel has a regulatory zone of Medium Density Suburban (MDS) and is in a trailer (TR) overlay zone. Surrounding parcels have the same zoning and are within the TR overlay. The parcel is relatively flat and the proposed detached accessory structure will be located to the rear of the parcel, behind the residence. There is an existing shed on the property that the owner has indicated will be removed after the metal garage is constructed. The structure will comply with the minimum MDS setbacks of 20 feet in the front and rear and 8 feet on the sides. The applicant is not proposing electricity or plumbing in the detached accessory structure. There are other detached accessory buildings in the area and the proposed structure is consistent with the master plan. The applicant's elevations (shown below) show the accessory structure.



**Overall Elevation of Garage**

**South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)**

Administrative permits are not required by Washoe County Code to be presented at a citizen advisory board meeting.

**Reviewing Agencies**

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

***Staff Comment:** The requested detached accessory structure does not conflict with the policies, action programs, standards, and maps of the Master Plan and the Southeast 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.

***Staff Comment:** A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The detached accessory structure will have no electricity or plumbing.*

3. **Site Suitability.** That the site is physically suitable for detached accessory structure and for the intensity of such a development.

***Staff Comment:** The site is relatively flat and physically suitable for a detached accessory structure. There a residence on the site and a detached accessory structure will not be a significant intensification to the site.*

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 subject property is a residential zoned parcel. Issuance of a permit for a detached accessory structure 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.

*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 WADMIN21-0002 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 WADMIN21-0002 for Brandon Lee, 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:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows 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 for detached accessory structure, 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 Property: Brandon Lee  
[brandonlee51@gmail.com](mailto:brandonlee51@gmail.com)





# Conditions of Approval

Administrative Permit Case Number WADMIN21-0002

The project approved under Administrative Permit Case Number WADMIN21-0002 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 3, 2021. 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 – Julee Olander, Planner, 775.328.3827, jolander@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. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- f. Any grading on site shall be in compliance with applicable best management practices to minimize erosion.
- g. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- h. The following **Operational Conditions** shall be required for the life of the business:
  - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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#### INTEROFFICE MEMORANDUM

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**DATE:** April 22, 2021

**TO:** Julee Olander, Planner, Planning and Building Division

**FROM:** Walter West, Engineering and Capital Projects Division

**SUBJECT:** **WADMIN21--0002**  
**APN 017-123-22**  
**Lee Garage**

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#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WADMIN21-0002**  
**EXHIBIT B**

**From:** [Rosa, Genine](#)  
**To:** [Olander, Julee](#)  
**Subject:** Agency Review Memo III  
**Date:** Thursday, April 22, 2021 5:00:13 PM

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## **Administrative Permit Case Number WADMIN21-0002 (Lee Garage)**

-No Comments

### **Genine Rosa**

Environmental Engineer II | Air Quality Management Division | Washoe County Health District  
[grosa@washoecounty.us](mailto:grosa@washoecounty.us) | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

\*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

[www.OurCleanAir.com](http://www.OurCleanAir.com)



**From:** [Way, Dale](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Lee, Brett](#); [Lemon, Brittany](#)  
**Subject:** WADMIN21-0002 (Lee Garage)  
**Date:** Friday, April 16, 2021 8:46:25 AM

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Julee,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

**Dale Way**

**Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue**

[dway@tmfpr.us](mailto:dway@tmfpr.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

April 21, 2021

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

RE: 15280 Kivett Ln; 017-123-22  
Administrative Permit; WADMIN21-0002

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.

- a) All Building permits associated with this construction must be routed for review and approval for Washoe County Health District.
- b) For Health to be able to approve the Building permit, the property will have to demonstrate that the proposed structure will not encroach on the existing septic and the property will have space for two code compliant septic systems after construction. Locating of original system will be required and a test trench if necessary to determine sizing.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,

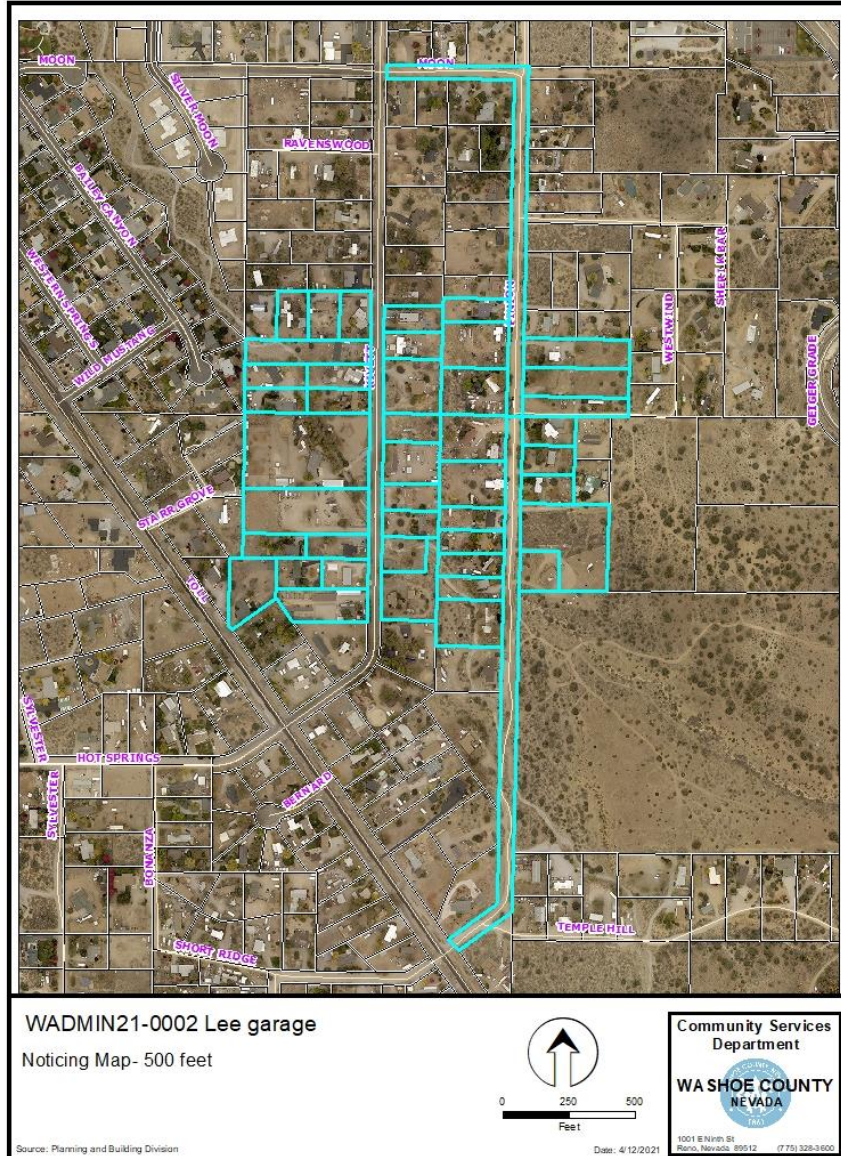


David Kelly  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District

## Public Notice Map

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 45 separate property owners a minimum of 10 days prior to the public hearing date.

### Administrative Permit Case Number WADMIN21-0002



## 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>Lee Detached Garage</b>			
Project Description: Detached Garage			
Project Address: 15280 Kivett Ln., Reno NV 89521			
Project Area (acres or square feet): .78 acres or 34,055 sq ft			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Toll RD</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-123-22	.78 acres		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Brandon Lee		Name:	
Address: PO Box 21449		Address:	
Reno NV	Zip: 89515		Zip:
Phone: 775-828-9660	Fax:	Phone:	Fax:
Email: brandonleep51@gmail.com		Email:	
Cell: 775-828-9660	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: self		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?

2,000 SF Detached Garage is larger than the existing residence of 924 SF

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

section 110.306.10

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

This will be a new structure on a developed parcel that has an existing residence.

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 detached garage with electric only and no plumbing

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?

Large lot and a low density neighborhood. This garage will not stand out or impede any views of the neighbors

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

This will add to the value of the home as it lacks a garage. This will bring the property into conformance with code as it is currently non-conforming as it lacks a garage

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

I do not anticipate any negative impacts and it is in keeping with the development of the neighborhood

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

Earth tone body, trim and roof colors will be used commensurate with the existing structures and environment

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

This will add additional on-site parking in the building and additional concrete parking areas in front of the building

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

The lot is currently fully landscaped and fully fenced. Exterior lighting will be provided on the building and will be covered and downshielded

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.)

N/A

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	N/A
b. Water Service	N/A

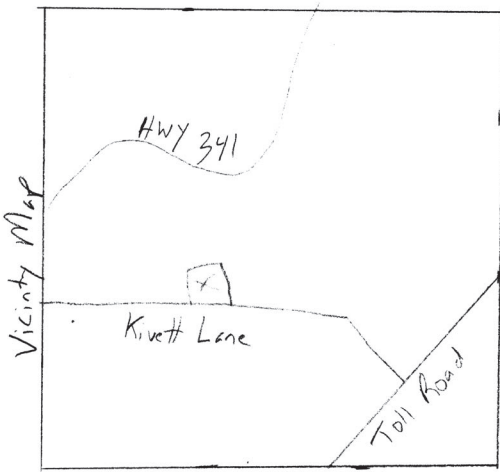
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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):

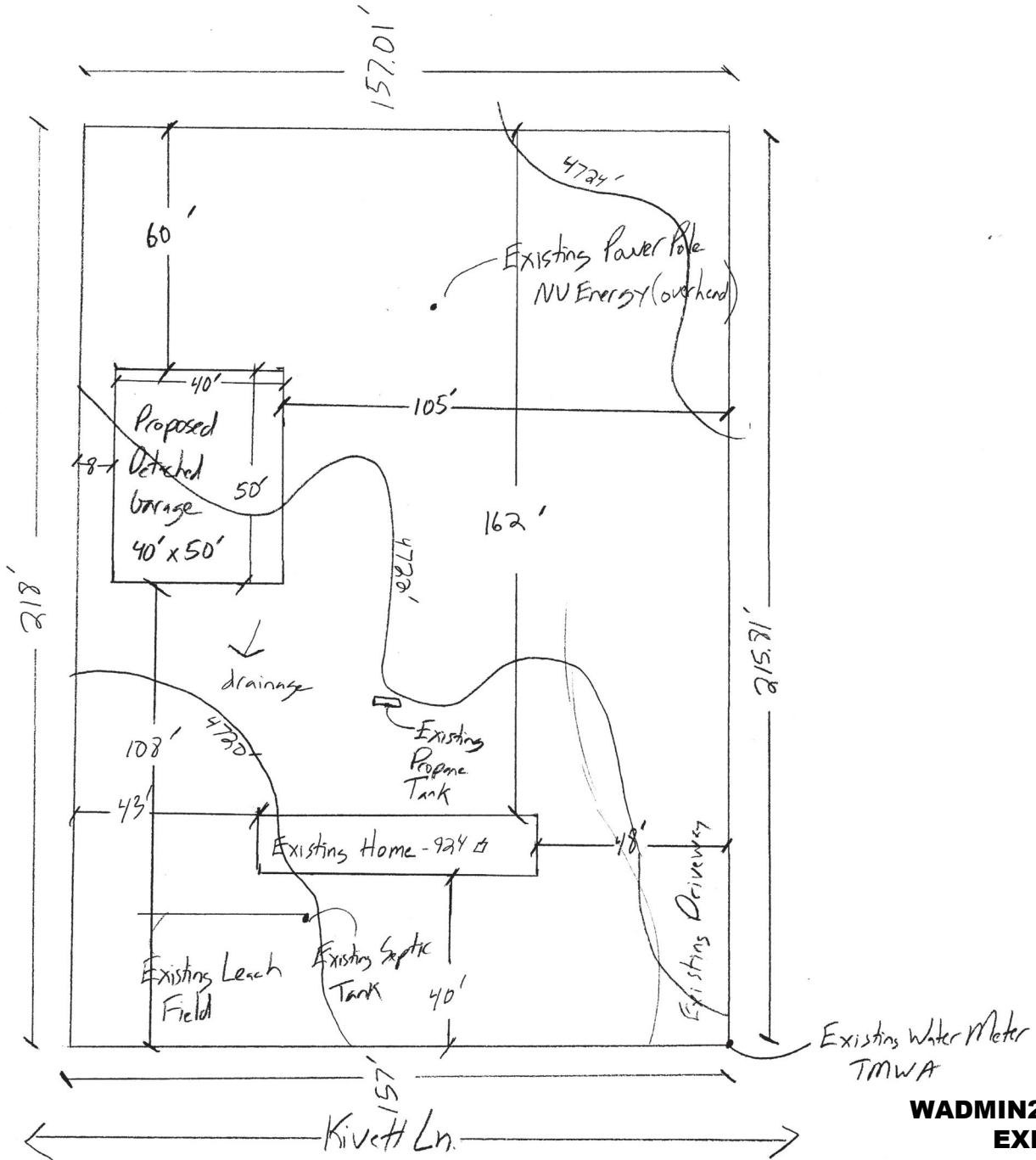
N/A

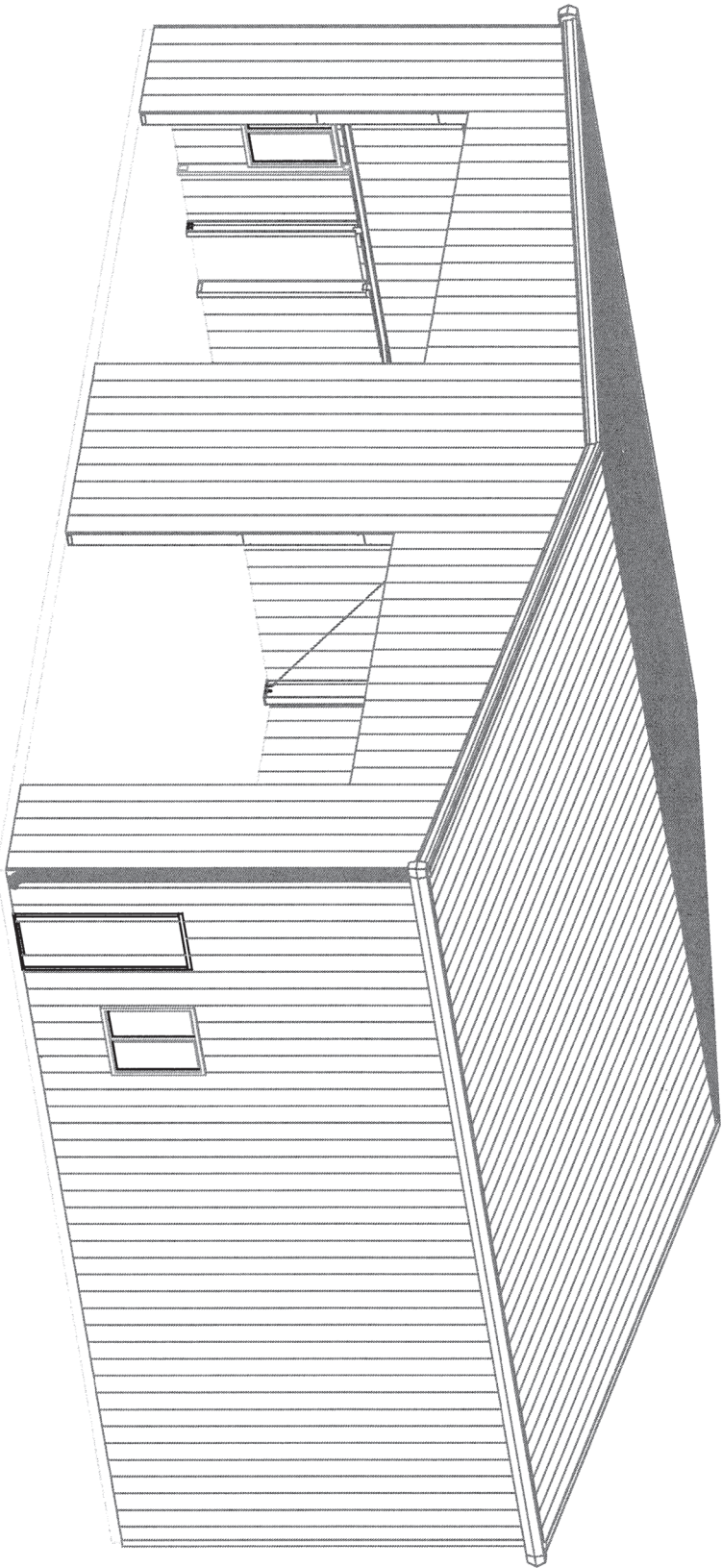
N  
1" = 30'



Lee Detached Garage

<u>Owner/Preparer</u>	3/30/21
Brandon Lee	
PO Box 21444	
Reno, NV 89521	
775-828-544	
<u>Project</u>	
15880 Kivett Lane	
Reno, NV 89521	
APN# 017-123-22	
.78 acres	
Sheet 1 of 1	





**Project**  
 15280 Kiyvett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 1 of 5

**Overall Elevation**

**Lee Detached Garage**  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

The engineer, architect and/or contractor shall be responsible for obtaining all necessary permits and approvals for this project. The engineer, architect and/or contractor shall be responsible for obtaining all necessary permits and approvals for this project.



MEMBER	DATE	4/7/21
PROJECT	DATE	4/7/21
VERSION	DATE	4/7/21
ESTIMATOR	DATE	4/7/21
DATE	DATE	4/7/21



8800 SOUTH INTERSTATE 35  
 OKLAHOMA CITY, OK 73149  
 (405) 636-2010

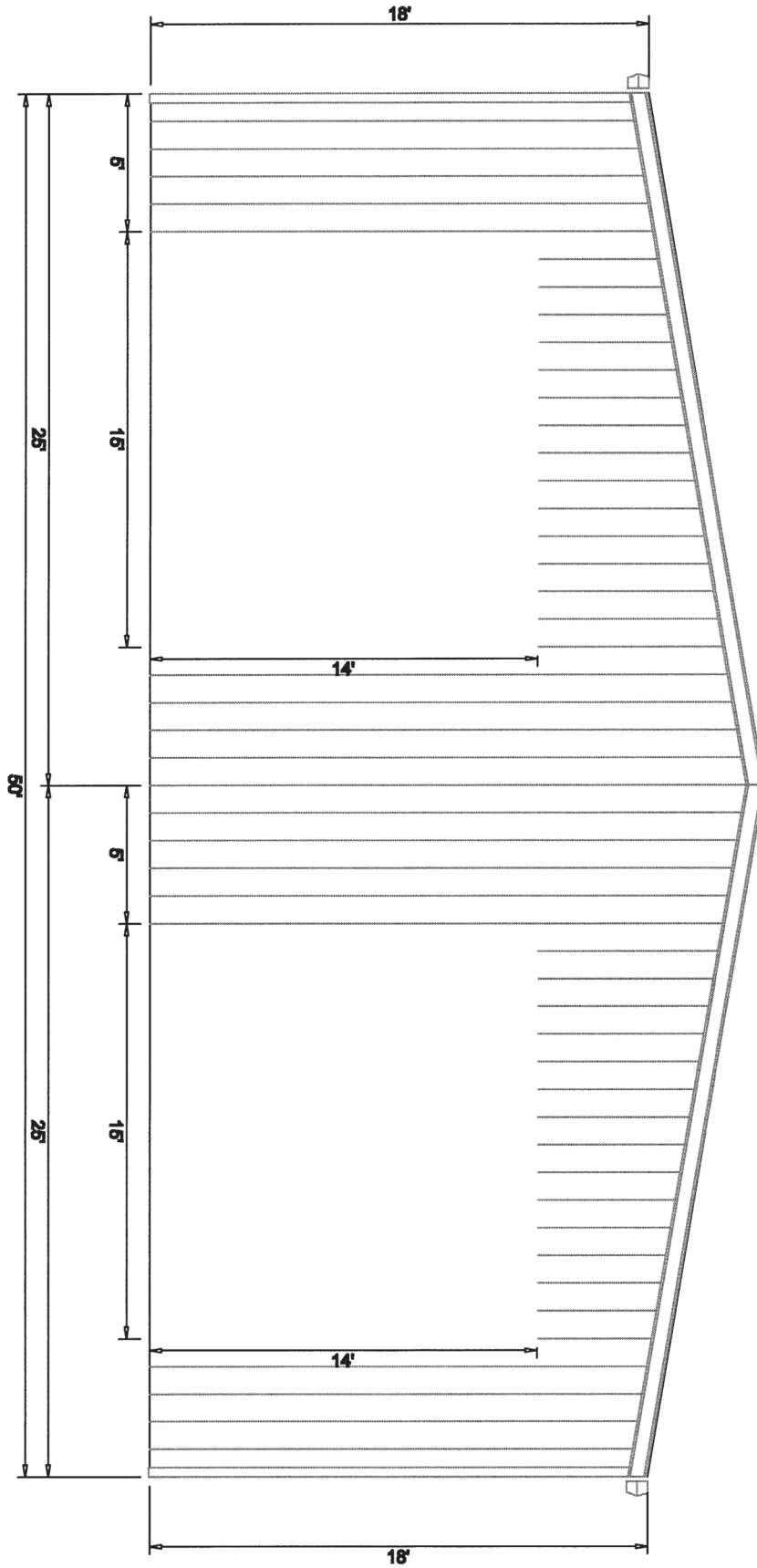
**Builder:**  
 Ranger construction  
 1020 South Rock Suite G  
 Reno, NV 89509

**CONTACT:**  
 COUNTY: Washoe

**Customer:**  
 B's Pest Control  
 Reno, NV 89521

**Drawing Status:**  
 Final  
 For Approval  
 For Construction Permit  
 For Director Installation

**WADMIN21-0002 EXHIBIT D**



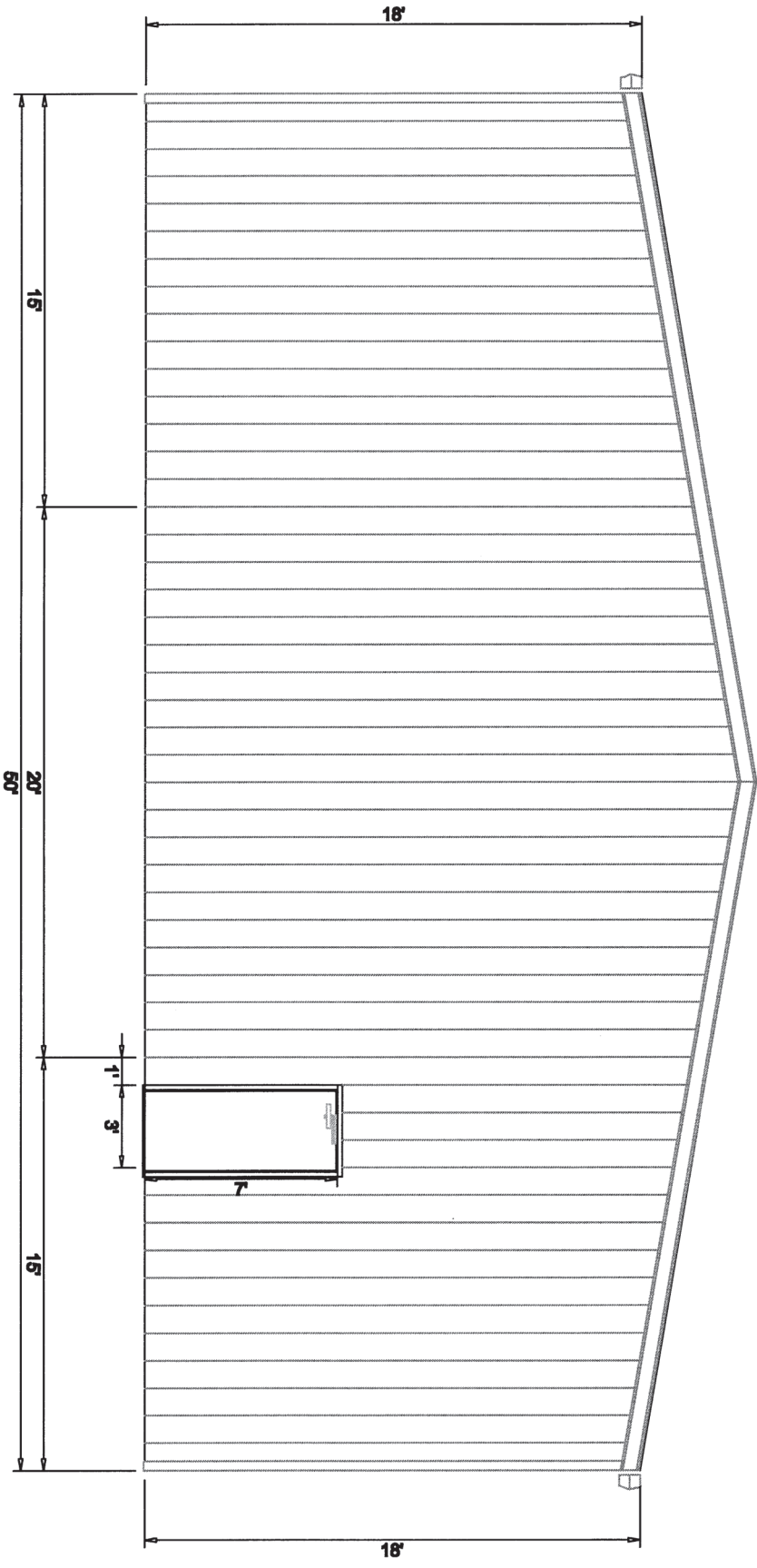
Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 2 of 5

South Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

<p><b>MEMBER</b></p> <p>The engineer whose seal appears hereon is an engineer for the manufacturer of the product shown. The manufacturer's certification is limited to the products manufactured only. The undersigned engineer is not the owner's designated inspector of this project.</p>		<p><b>STAR BUILDING SYSTEMS</b></p> <p>8600 SOUTH INTERSTATE 35          OKLAHOMA CITY, OK 73149          (405) 636-2010</p>		<p><b>Customer:</b>          B's Pest Control          Reno, NV 89521</p>	
<p><b>Builder:</b>          Ranger Construction          1020 South Rock Suite G          Reno, NV 89509</p>		<p><b>CONTACT:</b>          COUNTY: Washoe</p>		<p><b>Drawing Status:</b></p> <p><input type="checkbox"/> Preliminary <input type="checkbox"/> For Construction Permit  <input type="checkbox"/> For Approval <input type="checkbox"/> For Encoder Installation</p>	
<p><b>Scale:</b>          NOT TO SCALE</p>		<p><b>VERSION:</b>          20/24</p>		<p><b>ESTIMATOR:</b>          KJ</p>	
<p><b>DATE:</b>          4/7/21</p>		<p><b>PROJECT:</b></p>		<p><b>DATE:</b></p>	

**WADMIN21-0002  
 EXHIBIT D**

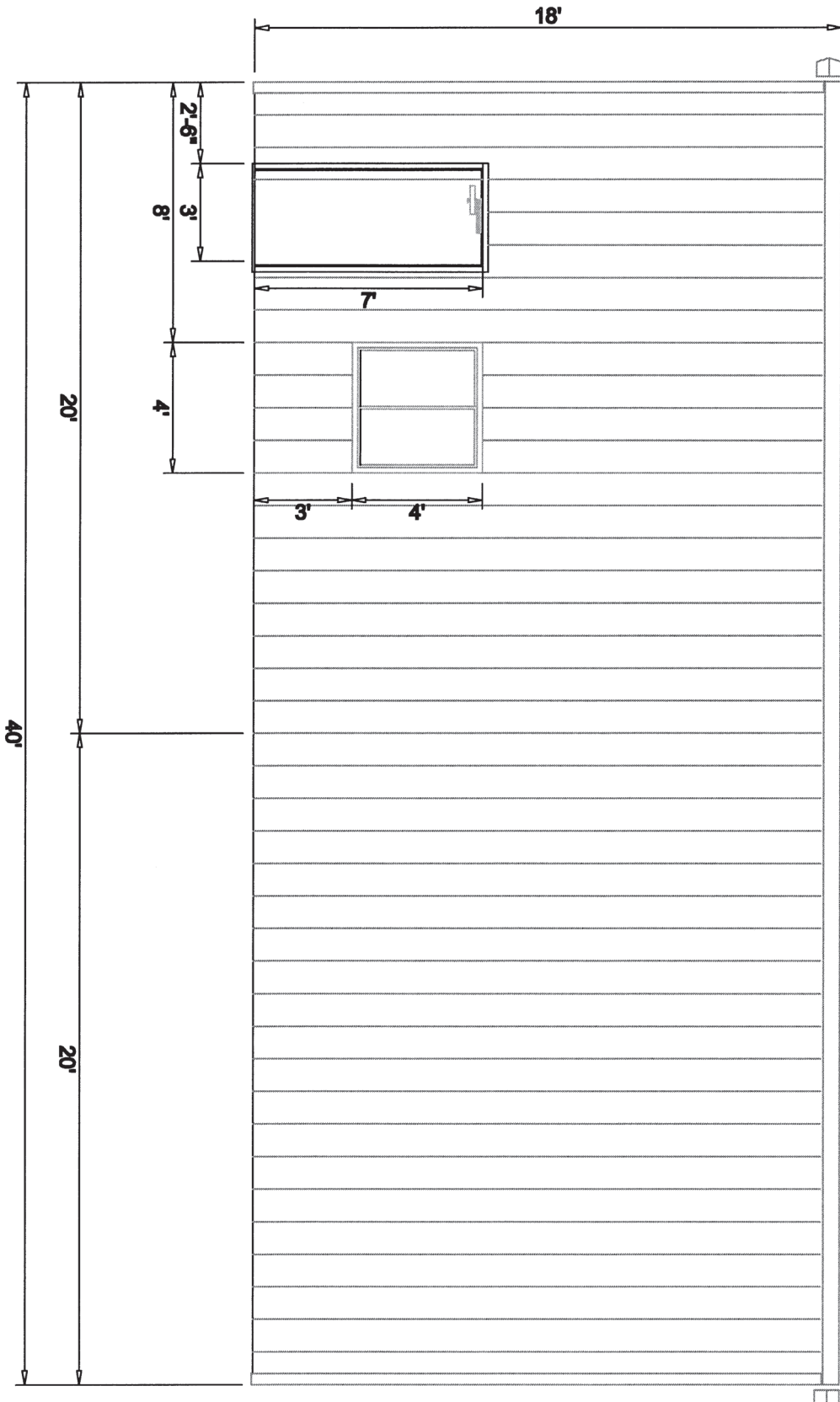


Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 3 of 5

North Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

		<p>The engineer or architect shall be responsible for the design and construction of the project. The engineer or architect shall not be responsible for the design and construction of the project if the project is not designed and manufactured by the engineer or architect.</p>	
<p><b>MEMPH</b> MEMBER</p>	<p><b>STAR</b> BUILDING SYSTEMS</p>	<p>8600 SOUTH INTERSTATE 35 OKLAHOMA CITY, OK 73149 (405) 636-2010</p>	<p>CONTACT: COUNTY: Washoe</p>
<p>STATUS: <b>NOT TO SCALE</b></p>	<p>ESTIMATOR: DAVE</p>	<p>DATE: 4/7/21</p>	<p>Customer: B's Pest Control Reno, NV 89521</p>
<p>Drawing Status:</p>	<p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> For Approval</p>	<p><input type="checkbox"/> For Construction Permit</p> <p><input type="checkbox"/> For Erector Installation</p>	



Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 4 of 5

East Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-9660

**MEMPH**  
 MEMBER

**STAR BUILDING SYSTEMS**  
 8600 SOUTH INTERSTATE 35  
 OKLAHOMA CITY, OK 73149  
 (405) 636-2010

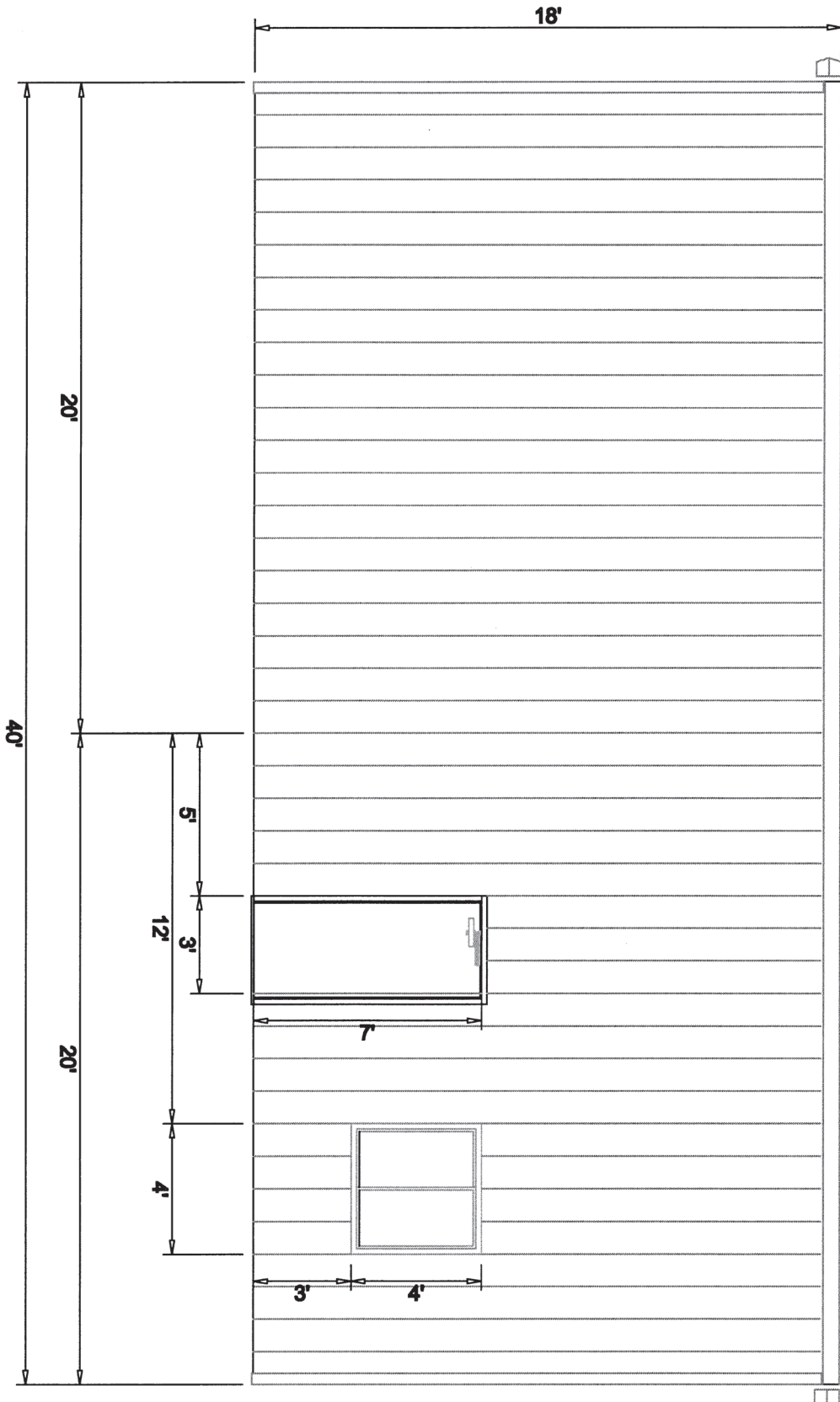
**Builder:**  
 Ranger construction  
 1020 South Rock Suite G  
 Reno, NV 89509

**CONTACT:**  
 COUNTY: Washoe

**Customer:**  
 B's Pest Control  
 Reno, NV 89521

Drawing Status:  Preliminary  For Construction Permit  
 For Approval  For Fabricator Installation

**WADMIN21-0002  
 EXHIBIT D**



Project  
 15280 Kivett Lane, Reno, NV 89521  
 APN# 017-123-22  
 Elevation Sheet 5 of 5

West Elevation

Lee Detached Garage  
 Brandon Lee  
 PO Box 21449, Reno NV 89515  
 775-828-

<p><b>MEMBER</b>  </p> <p><small>This information is provided for your reference only. It is not intended to be used as a substitute for professional engineering or architectural services. The manufacturer of the materials depicted herein, Solid Star, is not responsible for the design or construction of the project. The design and construction of the project is the responsibility of the engineer or architect of record for this project.</small></p>		<p><b>STAR</b>                  BUILDING SYSTEMS</p> <p><b>Builder:</b>                  Ranger construction                  1020 South Rock Suite G                  Reno, NV 89500</p> <p><b>CONTACT:</b>                  COUNTY: Washoe                  8600 SOUTH INTERSTATE 35                  OKLAHOMA CITY, OK 73149                  (405) 636-2010</p> <p><b>Customer:</b>                  B's Pest Control                  Reno, NV 89521</p>	
<p><b>Scale:</b>                  NOT TO SCALE</p> <p><b>VERSION:</b>                  22.04</p> <p><b>ESTIMATOR:</b>                  KJ</p> <p><b>DATE:</b>                  4/7/21</p>	<p><b>Drawing Status:</b></p> <p><input type="checkbox"/> For Estimate</p> <p><input type="checkbox"/> For Approval</p> <p><input type="checkbox"/> For Construction Permit</p> <p><input type="checkbox"/> For Final Installation</p>		

**WADMIN21-0002**  
**EXHIBIT D**