

**STRYKER**  
C O N S T R U C T I O N

84 Glen Carran Circle • Sparks, NV 89431

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# ADMINISTRATIVE PERMIT APPLICATION

615 Capistrano Dr  
Sparks, NV 89441

## 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>615 Capistrano Drive</b>			
Project Description: <b>Detached Garage</b>			
Project Address: <b>615 Capistrano Dr Sparks, NV 89441</b>			
Project Area (acres or square feet): <b>5,000 Sq. Ft.</b>			
Project Location (with point of reference to major cross streets AND area locator): <b>615 Capistrano Dr, cross street Calle De La Plata North Spanish Springs</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>076-361-47</b>	<b>8.59</b>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>Matthew S. Wilder</b>		Name: <b>Al Salzano</b>	
Address: <b>615 Capistrano Dr Sparks, NV</b>		Address: <b>5935 Grass Valley Rd. Reno, NV</b>	
Zip: <b>89441</b>		Zip: <b>89510</b>	
Phone:	Fax:	Phone:	Fax:
Email:		Email: <b>alsalzano@aol.com</b>	
Cell: <b>775-225-1159</b> Other:		Cell: <b>775-233-1984</b> Other:	
Contact Person: <b>Matthew Wilder</b>		Contact Person: <b>Al Salzano</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: <b>STRYKER Construction</b>	
Address:		Address: <b>84 Glen Carran Circle Sparks, NV</b>	
Zip:		Zip: <b>89431</b>	
Phone:	Fax:	Phone: <b>775-359-1631</b>	Fax:
Email:		Email: <b>wdolan@stryker-construction.com</b>	
Cell: Other:		Cell: <b>776-722-1333</b> Other:	
Contact Person:		Contact Person: <b>Wayne Dolan</b>	
<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?

Detached Garage

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

110.306.25

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

None

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

5,000 Sq. Ft. Garage & Driveway - 3 months

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?

8.5 Acre Open Parcel With One House

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

Inside Storage Rather Than Outside

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

No Negative Impacts

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

None

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

None

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

Native Trees & Grasses

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No Signage, Wall Mounted Lights At Doors

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	No
b. Water Service	No

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):

Property Owner Affidavit

Applicant Name: Matt Wilder

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, Matt Wilder  
(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): 076-361-47

Printed Name Matt Wilder

Signed [Signature]

Address 615 Capistrano Dr.  
SPARKS, NV 89441

Subscribed and sworn to before me this 6th day of March, 2019.

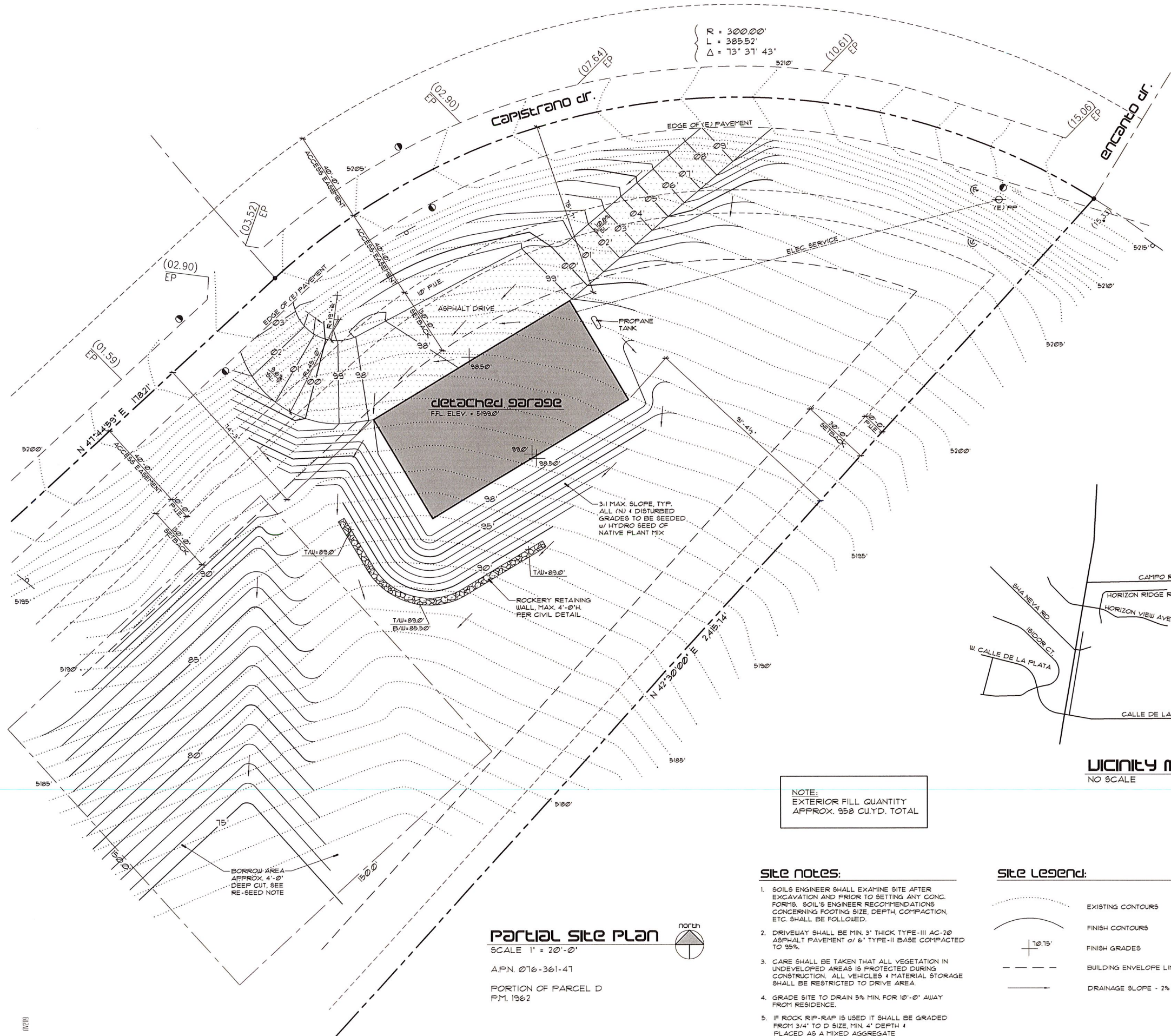
Darlene Perkins  
Notary Public in and for said county and state  
My commission expires: Aug. 18, 2021

(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



NOTE:  
EXTERIOR FILL QUANTITY  
APPROX. 958 CU.YD. TOTAL

**PARTIAL SITE PLAN**  
SCALE 1" = 20'-0"  
APN. 076-361-47  
PORTION OF PARCEL D  
P.M. 1962

**Site Notes:**

- SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONC. FORMS. SOIL'S ENGINEER RECOMMENDATIONS CONCERNING FOOTING SIZE, DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
- DRIVEWAY SHALL BE MIN. 3" THICK TYPE-III AC-20 ASPHALT PAVEMENT OR 6" TYPE-II BASE COMPACTED TO 95%.
- CARE SHALL BE TAKEN THAT ALL VEGETATION IN UNDEVELOPED AREAS IS PROTECTED DURING CONSTRUCTION. ALL VEHICLES & MATERIAL STORAGE SHALL BE RESTRICTED TO DRIVE AREA.
- GRADE SITE TO DRAIN 5% MIN. FOR 10'-0" AWAY FROM RESIDENCE.
- IF ROCK RIP-RAP IS USED IT SHALL BE GRADED FROM 3/4" TO D SIZE, MIN. 4" DEPTH & PLACED AS A MIXED AGGREGATE.

**Site Legend:**

- EXISTING CONTOURS
- FINISH CONTOURS
- FINISH GRADES
- BUILDING ENVELOPE LINES
- DRAINAGE SLOPE - 2% MIN.

**general notes:**

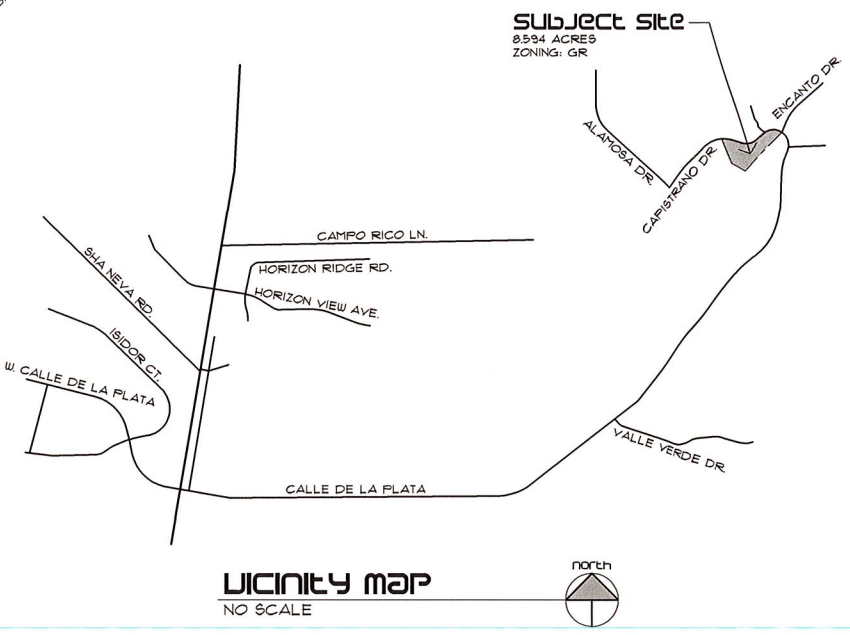
- ALL CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS OF THE I.R.C. WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS & ANY APPLICABLE C.C.R.'S WITHIN THIS DEVELOPMENT.
- FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
- FIELD VERIFY ALL UTILITY LOCATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
- ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS. SEE 'HERITAGE BUILDING SYSTEMS' DRAWINGS & ENGINEERING FOR PRE-FABRICATED METAL BUILDING.

**SALZANO**  
ARCHITECT  
5985 GRASS VALLEY ROAD  
RENO, NEVADA 89510  
775.293.1984 CELL  
775.475.0796 FAX  
ajsalzano@aol.com  
www.ajsalzano.com



3-14-19

- REVISED:
- 1
  - 2
  - 3
  - 4



drawing index	
A-1	PARTIAL SITE PLAN, DRAWING INDEX
A-1.1	OVERALL SITE PLAN
CD-1	CIVIL GRADING DETAILS
A-2	FLOOR PLAN
A-3	EXTERIOR ELEV. & BLDG. SECTION
A-4	EXTERIOR ELEVATIONS
S-1	FOUNDATION PLAN
SDI	STRUCTURAL NOTES & DETAILS

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHT BY THE ARCHITECT UNDER PROVISIONS OF NRS 628. UNAUTHORIZED DUPLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.

DATE: 3/14/19  
PARTIAL SITE PLAN, DRAWING INDEX

DATE: 1908

**A-1**





3-12-19

REVISIONS:

1	
2	
3	
4	

**detached garage**  
 MATTHEW WILDER  
 615 CAPISTRANO DRIVE  
 WASHOE COUNTY, NEVADA

FOR:

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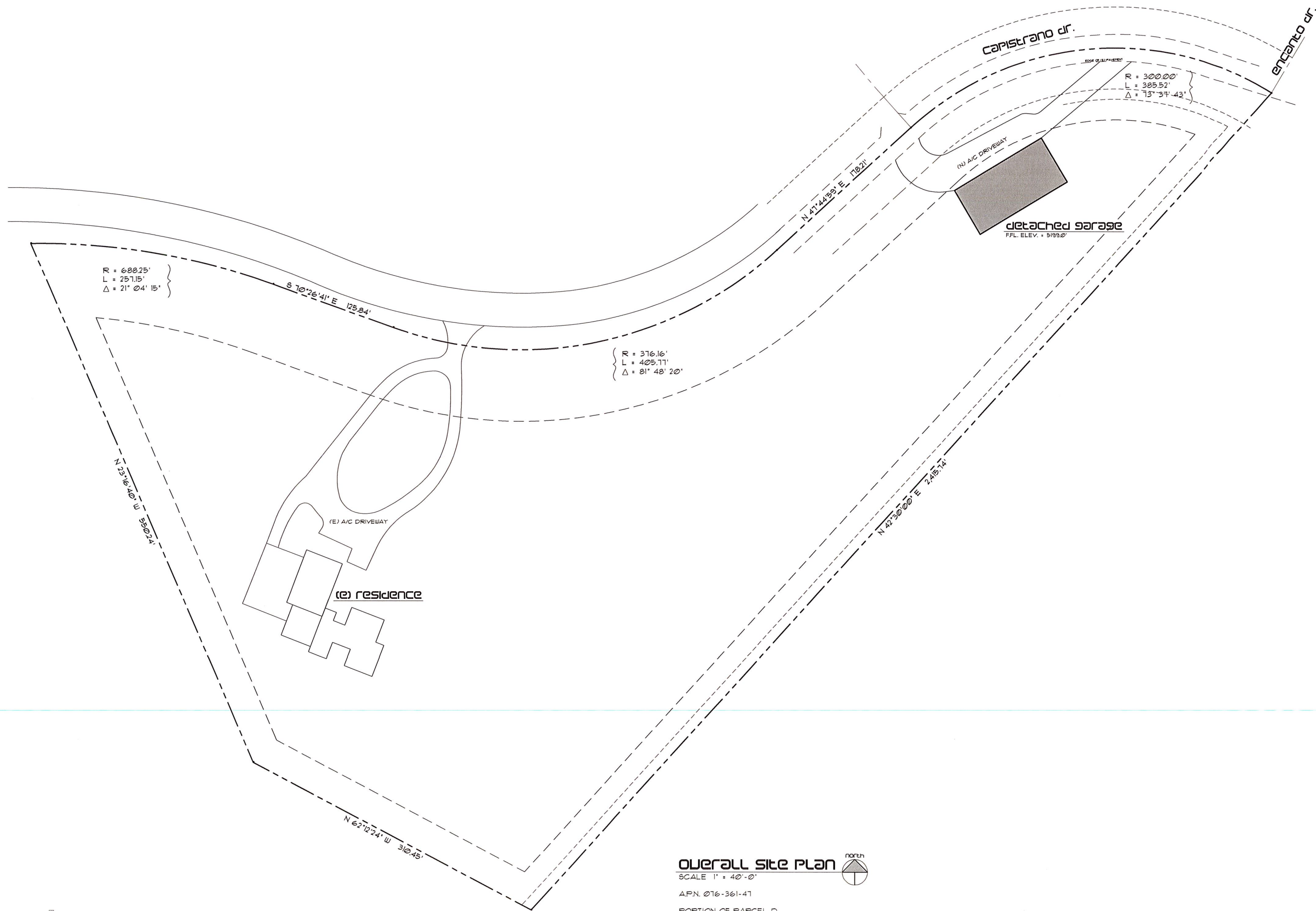
DRAWING CODE:

OVERALL SITE PLAN

JOB NO.:

1908

**A-1.1**



**Overall Site Plan**

SCALE 1" = 40'-0"



APN. 016-361-41

FORTION OF PARCEL D  
 P.M. 1902





2-8-19

REVISED:

1	
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**detached garage**

MATTHEW WILDER  
615 CAPISTRANO DRIVE  
WASHOE COUNTY, NEVADA

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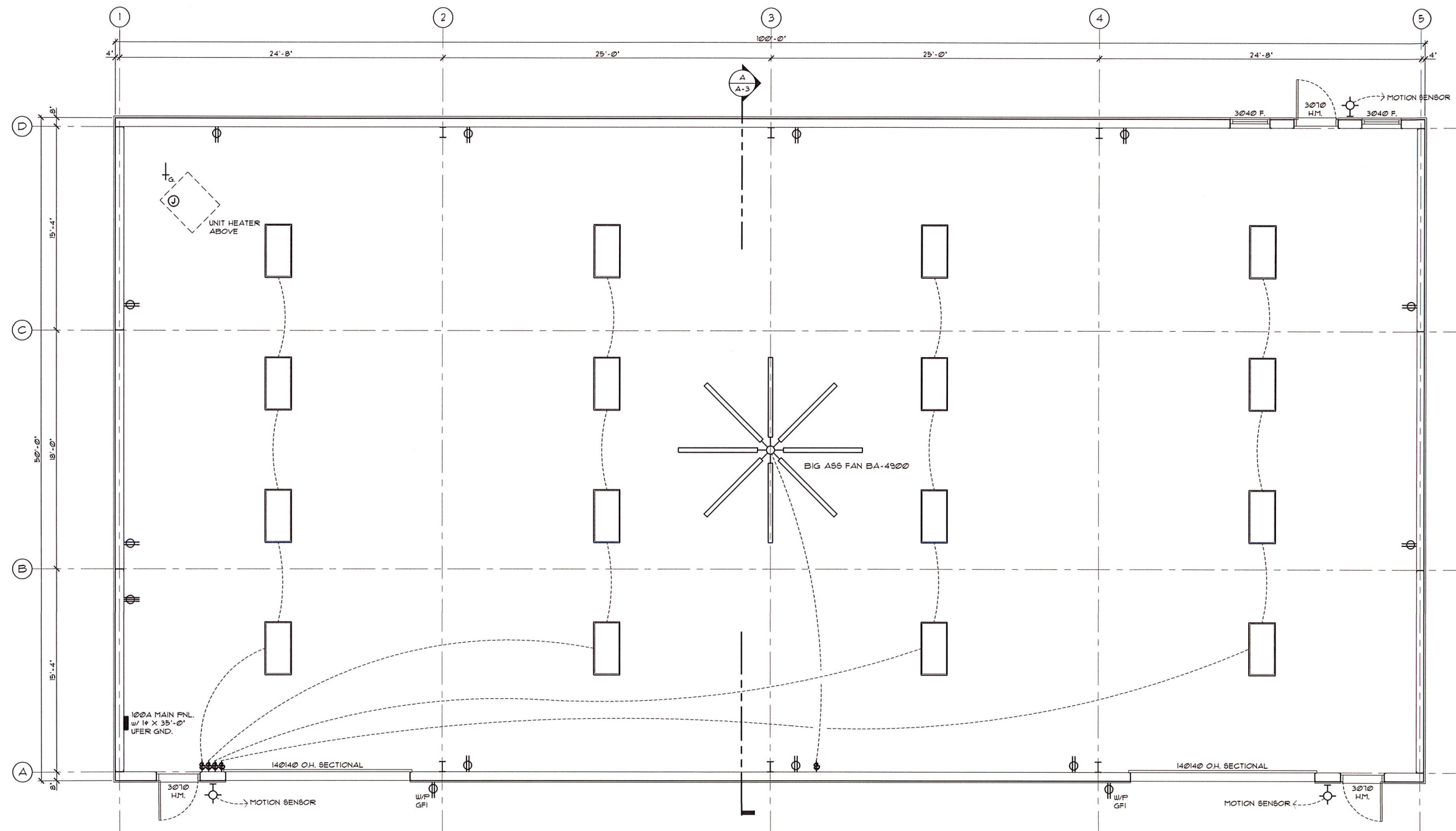
DATE: 02/08/19

FLOOR PLAN

JOB NO.

1908

**A-2**



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

NEW METAL BLDG. APPROX. 5,000 SQFT.

**MECH./ELEC. Legend:**

- 110 V. DUPLEX OUTLET - ALL GFI
- 110 V. 'J' BOX
- 220 V. OUTLET
- SWITCH
- LED LIGHT FIXTURE
- CUT-OFF TYPE WALL PACK w/ MOTION SENSOR
- GAS STUB

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE N.E.C. & I.R.C. AS AMENDED BY THE LOCAL GOVERNING AUTHORITY.
2. ALL SWITCHES SHALL BE LOCATED CLEAR OF DOOR SWINGS.
3. ALL EXTERIOR OUTLETS & FIXTURES SHALL BE WATERPROOF.
4. ALL GARAGE OUTLETS SHALL BE GFI & MTD. @ 18' AFF. MIN.

**FLOOR PLAN NOTES:**

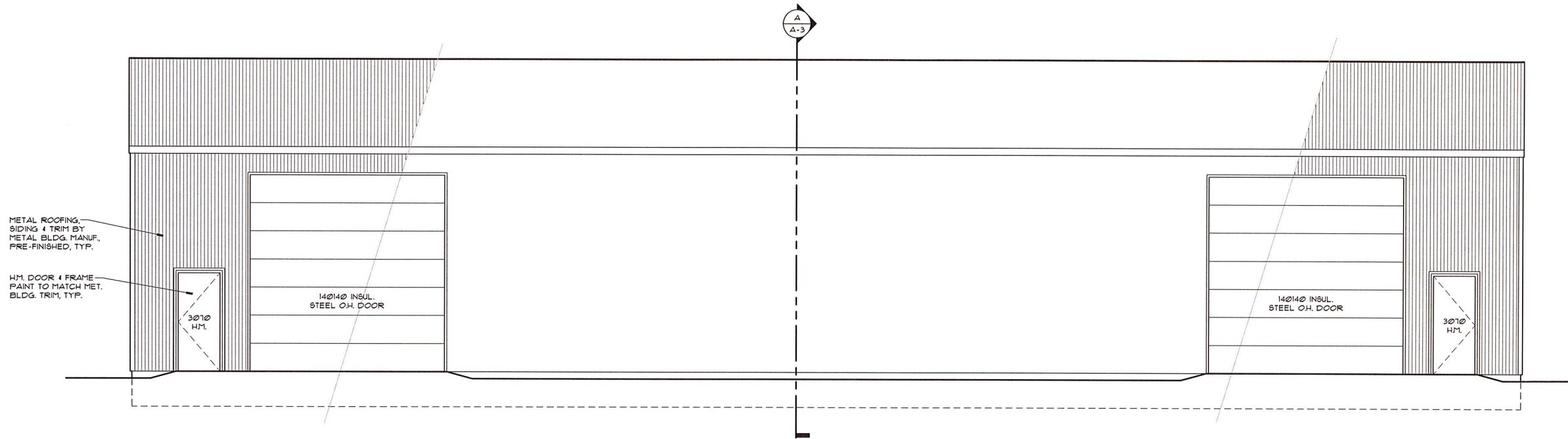
1. STRUCTURE IS A PRE-ENGINEERED METAL BUILDING. SEE SEPARATE METAL BUILDING DRAWINGS & ENGINEERING FOR SHELL STRUCTURE. SEE THESE DRAWINGS FOR SITE IMPROVEMENTS & FOUNDATION.
2. ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER PRODUCT MANUF. SPECIFICATIONS.



3-14-19

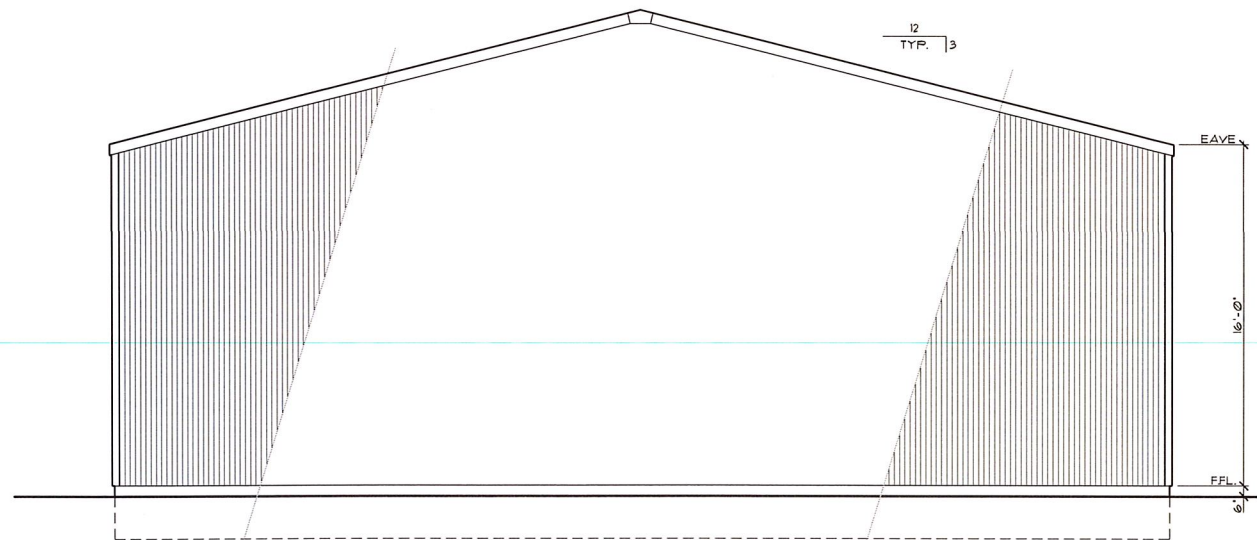
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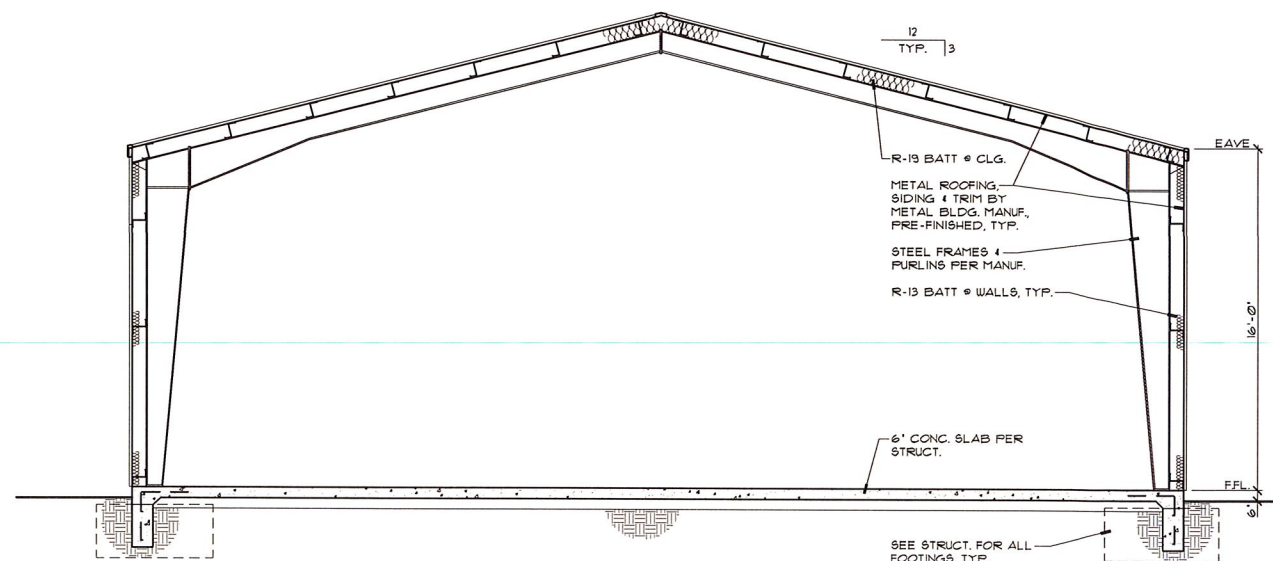


**northwest elevation**  
SCALE 1/4" = 1'-0"

NOTE:  
EXTERIOR BLDG. COLORS  
TO MATCH (E) RESIDENCE,  
TYP.



**northeast elevation**  
SCALE 1/4" = 1'-0"



**BUILDING SECTION 'A'**  
SCALE 1/4" = 1'-0"

**detached garage**  
MATTHEW WILDER  
615 CAPSTRANO DRIVE  
WASHOE COUNTY, NEVADA

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EXTERIOR ELEVATIONS & BLDG. SECTION

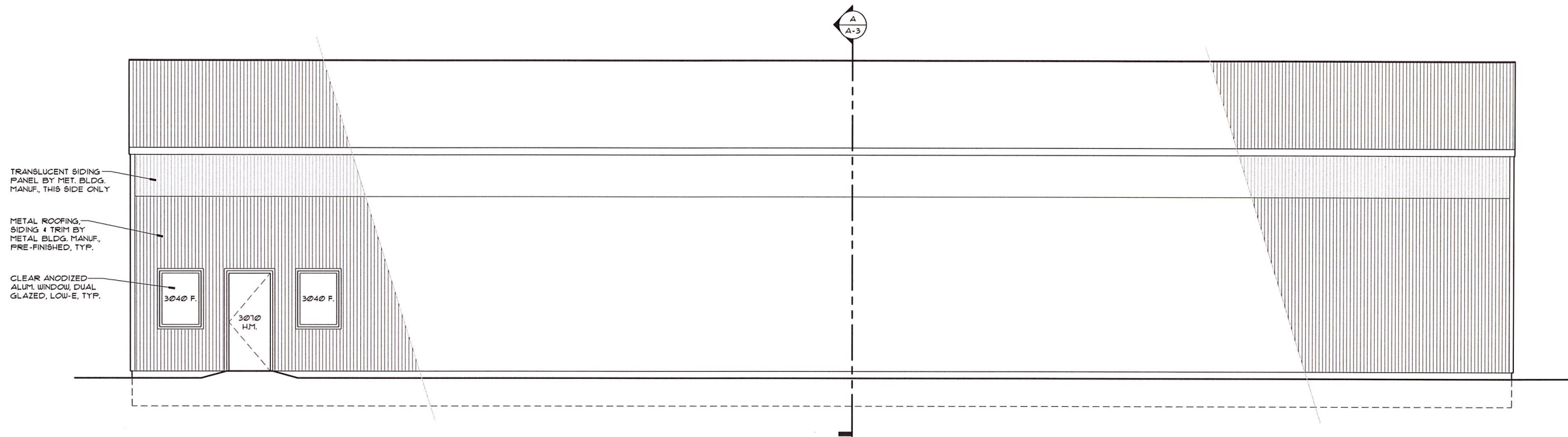
JOB NO. 1308



3-14-19

REVISIONS:

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TRANSLUCENT SIDING  
 PANEL BY MET. BLDG.  
 MANUF. THIS SIDE ONLY

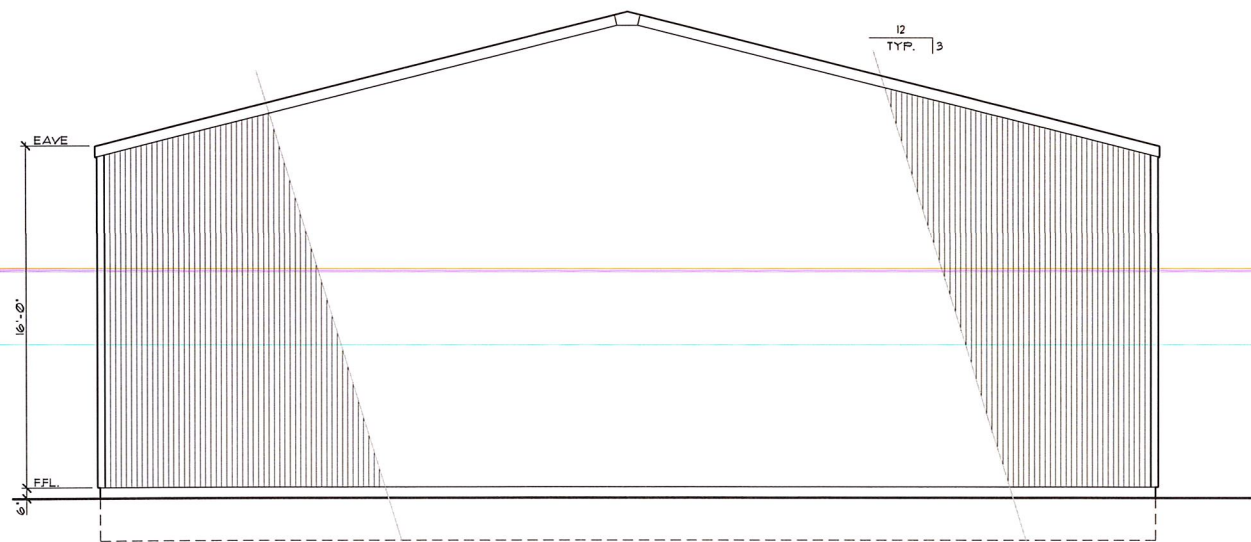
METAL ROOFING,  
 SIDING & TRIM BY  
 METAL BLDG. MANUF.,  
 PRE-FINISHED, TYP.

CLEAR ANODIZED  
 ALUM. WINDOW, DUAL  
 GLAZED, LOW-E, TYP.

**Southeast elevation**

SCALE 1/4" = 1'-0"

NOTE:  
 EXTERIOR BLDG. COLORS  
 TO MATCH (E) RESIDENCE,  
 TYP.



**Southwest elevation**

SCALE 1/4" = 1'-0"

**detached garage**

MATTHEW WILDER  
 615 CAPISTANO DRIVE  
 WASHOE COUNTY, NEVADA

FOR:

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 UNDER PROVISIONS OF NRS 628.  
 UNAUTHORIZED DUPLICATION OF  
 DESIGNS OR DISTRIBUTION OF  
 DRAWINGS IS PROHIBITED.

REVISIONS:

EXTERIOR  
 ELEVATIONS

J.E.D.

1308



# NOTICE OF TAXES WASHOE COUNTY, NEVADA

TAMMI DAVIS TREASURER  
tax@washoecounty.us  
Annual - Real

2018165206  
www.washoecounty.us/treas  
PHONE 775-328-2510  
FAX 775-328-2500  
03/04/2019 2:47 pm

**OFFICE LOCATION:**  
1001 E NINTH ST-BLDG D RM140  
RENO, NV

TAX YEAR	PIN	NAME	PROPERTY LOCATION AND DESCRIPTION
2018	07636147	WILDER, MATTHEW S	615 CAPISTRANO DR BLOCK RANGE 21 SECTION 18 LOT FR D SUBDIVISIONNAME_UNSPECIFIED TOWNSHIP 21
AREA	TAX RATE		
4000	3.2402000000		
ASSESSED VALUATION			EXEMPTION VALUES
LAND IMPROVEMENT		26,250 108,531	EXEMPTION <span style="float: right;">0.00</span>
TOTAL ASSESSED VALUE			134,781

### 2018 ACCOUNT SUMMARY

GROSS AD VALOREM TAX	4,367.18
ABATEMENT AMOUNT	-506.43
<small>*ABATEMENT APPLIED LIMITS INCREASE TO 3.0%*</small>	
RECAPTURE TAX	0.00
NET AD VALOREM TAX	3,860.75
EXEMPTION AMOUNT	0.00
SPECIAL ASSESSMENTS	0.15
PENALTIES	0.00
FEES	0.00
INTEREST	0.00
<b>TOTAL AMOUNT BILLED</b>	<b>3,860.90</b>
LESS PAYMENTS APPLIED	3,860.90
<b>BALANCE REMAINING</b>	<b>0.00</b>
<b>PRIOR YEAR DELINQUENCIES</b>	<b>0.00</b>
<b>TOTAL BALANCE OWING</b>	<b>\$0.00</b>
<small>Amount good through 03/04/2019</small>	

### 2018 BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPEC. ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.170000000	203.93	SPANISH SPRINGS WATER BASIN		0.15
TRUCKEE MEADOWS FIRE	0.540000000	621.65			
SCHOOL DEBT	0.388500000	466.03			
SCHOOL GENERAL	0.750000000	899.68			
COUNTY GENERAL	1.340700000	1,608.29			
COUNTY DEBT	0.021000000	25.19			
ANIMAL SHELTER	0.030000000	35.98			

IF PROPERTY IS PROTECTED BY BANKRUPTCY, THIS IS FOR YOUR INFORMATION. DO NOT CONSIDER THIS AS AN ATTEMPT TO COLLECT.

PAYMENTS RECEIVED WILL BE APPLIED TO THE OLDEST CHARGES FIRST.  
TO AVOID LATE CHARGES, PAYMENTS MUST BE POSTMARKED BY THE DUE DATE.  
ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

PLEASE INCLUDE APPROPRIATE STUBS  
WITH PAYMENT TO ASSURE PROPER  
CREDIT.

07636147  
MATTHEW S WILDER  
615 CAPISTRANO DR  
SPARKS NV 89441

MAKE REMITTANCES PAYABLE TO:  
WASHOE COUNTY TREASURER  
P O BOX 30039  
RENO NV 89520-3039

SEE REVERSE FOR INFORMATION.