

ORIGINAL

Community Services Department
Planning and Development
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Snyder Shop/Apartment			
Project Description: Build an accessory dwelling and accessory structure larger than existing residences			
Project Address: 10830 Red Pine Rd., Reno, NV, 89506			
Project Area (acres or square feet): 2.097 acres			
Project Location (with point of reference to major cross streets AND area locator): 39° 39' 45" N 119° 49' 27" W From Lemmon Valley Rd to Arkansas Dr to Red Pine Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-288-06	2.097		
Section(s)/Township/Range: S26 / T21 / R19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). none			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: CYNTHIA R & JOHN P SNYDER		Name:	
Address: 10830 Red Pine Rd.		Address:	
Reno	Zip: 89506		Zip:
Phone: 530-391-9486	Fax:	Phone:	Fax:
Email: JPSnyder56@gmail.com		Email:	
Cell: 530-391-9486	Other: 391-6627	Cell:	Other:
Contact Person: John Snyder		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: John P Snyder		Name:	
Address: 10830 Red Pine Rd.		Address:	
Reno	Zip: 89506		Zip:
Phone: 530-391-9486	Fax:	Phone:	Fax:
Email: JPSnyder56@gmail.com		Email:	
Cell: 530-391-9486	Other:	Cell:	Other:
Contact Person: John Snyder		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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

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

Construct an accessory building of approx. 2,585 sq. ft. that will include an accessory dwelling unit of approx. 670 sq. ft. The main structure erected on a concrete slab will be a web truss steel building using wood purlins and girths.

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

There is an existing house of 1,344 sq. ft. on the north half of the property and three small sheds in the middle of the lot. One of the small sheds will be relocated to make way for the new driveway the remaining structures will remain unaffected by the new project.

3. 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 Shop/Apartment building of approx. 40 X 60 ft. with an eave height of 12 ft. on the south half of the lot. A new septic system will be southwest of the building and a water line from the existing well will be installed.
The driveway will just be an extension to the one serving the existing house.
The building, septic system, and water line will be completed within one year.

4. What is the intended phasing schedule for the construction and completion of the project?

The Septic system and water line will be installed first and then the building.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The lot is flat and only slopes 1.5ft to the southwest and as the existing house is situated on the north half the south half is completely open. The area has many structures of similar size and shape this project will fit right in.

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

The project should increase the property values as the subdivision is built out.

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

The south and western side that will be the most visible to people on Red Pine road will be sided with fiber concrete siding to reduce the negative look of steel buildings in the area. there will be small trees and bushes between the road and the building. As the shop will hold three vehicles this will get them out of view.

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

There will be a deed restriction to keep the habitable space small to limit the number of occupants

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

Three as there are that many garage doors

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

None with this application but in the near future there will be small trees and bushes along with rocks and native plants south and west of the shop. The colors for the siding and roof will be earth tones.

11. 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 signs other than the required street number. Only small exterior lights to illuminate the walkways and driveway.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Utilities:

a. Sewer Service	septic system
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 #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

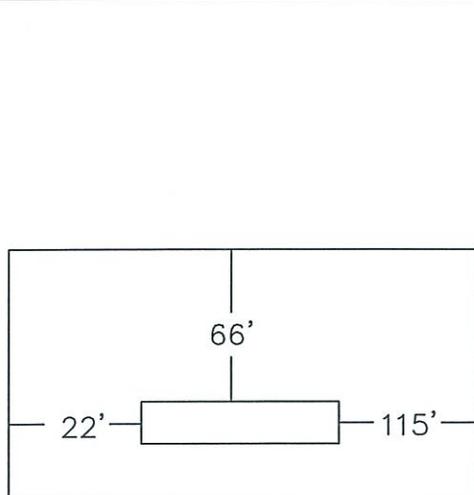
I. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

TEST PIT NO.: 1
 TEST NO.: A
 DIMENSIONS: 6" Wide X 12" Deep
 SOIL TESTED: Light Brown Silty Sand (SM)

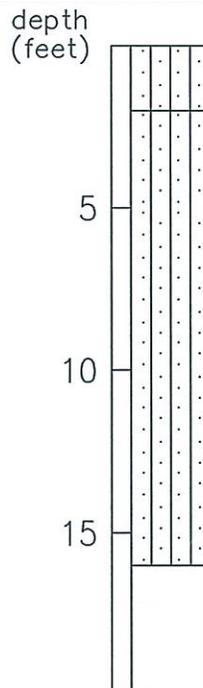
SET UP: 2-23-15
 RUN: 2-24-15
 FIELD TECH: Tim/Andrew

LOG

TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAW 090.060
0:10	1.25	Pre-soak, IAW 090.075
0:00	0.00	Adjust Water level to 6", IAW 090.070
0:30	1.50	Proceed, IAW 090.075
0:60	1.50	
0:90	1.50	Terminate, IAW 090.075
		PERCOLATION RATE: 20 Minutes Per Inch
		DEPTH TEST PERFORMED: 2.0 Feet
		PIT EVALUATED BY: N. VESTBIE

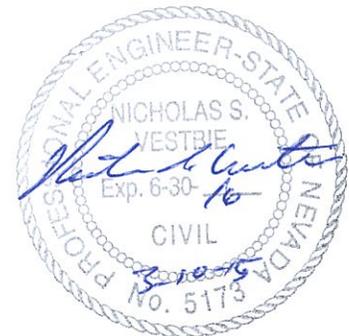


TEST PIT LOCATION:
 LATITUDE: 39.66233
 LONGITUDE: -119.82455
 Estimated Error: 5 to 6'
 radius from mid point



LIGHT BROWN SILTY SAND (SM)

BROWN SILTY SAND (SM)



No Free Ground Water Encountered



Job # 28751-IN
 Appr. /nsv
 Date: 3-3-15

PERCOLATION TEST RECORD
 10830 RED PINE ROAD
 RENO, NEVADA

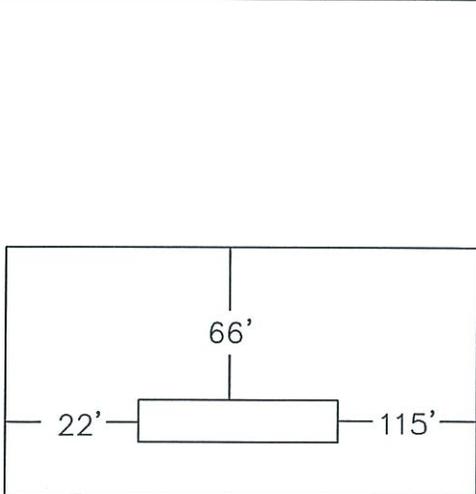
PLATE
1A

TEST PIT NO.: 1
 TEST NO.: B
 DIMENSIONS: 6" Wide X 12" Deep
 SOIL TESTED: Brown Silty Sand (SM)

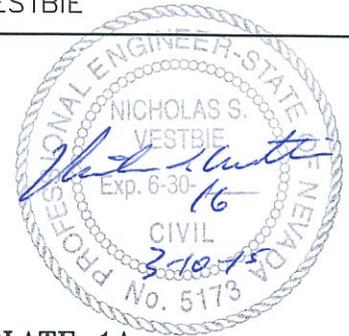
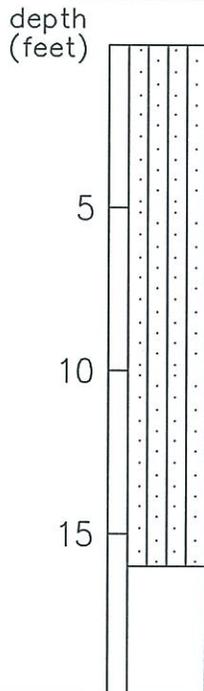
SET UP: 2-23-15
 RUN: 2-24-15
 FIELD TECH: Tim/Andrew

LOG

TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAW 090.060
0:10	0.75	Pre-soak, IAW 090.070
0:00	0.00	Adjust Water level to 6", IAW 090.070
0:30	1.50	Proceed, IAW 090.075
0:60	1.50	
0:90	1.50	Terminate, IAW 090.075
		PERCOLATION RATE: 20 Minutes Per Inch
		DEPTH TEST PERFORMED: 5.0 Feet
		PIT EVALUATED BY: N. VESTBIE



TEST PIT LOCATION:
 LATITUDE: 39.66233
 LONGITUDE: -119.82455
 Estimated Error: 5 to 6'
 radius from mid point



SAME AS PLATE 1A

No Free Ground Water Encountered



Job # 28751-IN
 Appr. /nsv
 Date: 3-3-15

PERCOLATION TEST RECORD

10830 RED PINE ROAD
 RENO, NEVADA

PLATE

1B

RESIDENCE: Up to 3 bedroom house requires 1000 gallon septic tank

SOIL TYPE: Brown silty sand (SM)

DESIGN PERCOLATION RATE: 25 minutes per inch (Conservative: slower than actual Nortech percolation tests)

LEACH FIELD TYPE: Standard system 10 feet deep, ground water not encountered to 16 feet deep.

DESIGN:

$$Q = \frac{5}{\sqrt{t}} \quad \text{Where } Q = \text{Application Rate (Gpd/sq. ft.)}$$
$$t = \text{Percolation Rate (Minutes Per Inch)}$$

$$= \frac{5}{\sqrt{25}} = 1.00 \text{ Gpd/Sq. ft.}$$

$$\text{Required Tank Area } A_t = \frac{\text{Tank Capacity (Gpd)}}{Q} = \frac{1000 \text{ Gpd}}{1.00 \text{ Gpd/sq. ft.}} = 1000 \text{ sq. ft.}$$

$$\text{Length of Trench } L = \frac{\text{Required Area (sq. ft.)}}{2 \times (\text{Available Sidewall Height})}$$

Using a 10 ft. deep trench gives 8.33 ft. of available sidewall height.

$$L = \frac{1000 \text{ sq. ft.}}{2 \times (8.33 \text{ ft})} = 60 \text{ ft}$$

Can use 1 line at 60 feet long by 10 feet deep
Same for secondary system



Job # 28751-IN
Aprpr. /nsv
Date: 3-10-15

DISPOSAL FIELD CALCULATIONS

10830 RED PINE ROAD
Washoe County, Nevada

PLATE

A

**ACCEPTANCE OF CONDITIONS AND APPROVAL FOR
DOMESTIC WATER WELL USE FOR AN ACCESSORY DWELLING**

Physical Address of Domestic Well Parcel:

10830 Red Pine Rd., Reno, NV 89506

Located in the County of: Washoe

County Assessor Parcel Number: 080-288-06

I, John P. Snyder, the owner of the above-referenced parcel
Please Print

of land, fully understand and accept the conditions listed below and upon which this approval is made.

1. The combined water use from the well for the main residence and any accessory dwelling shall not exceed two (2) acre-feet per year as provided in Chapter 534.180 of the Nevada Revised Statutes (NRS).
2. A totalizing meter shall be installed near the discharge of the well that provides water to the main residence and the accessory dwelling. This meter shall be easily accessible for meter reading by the DWR and maintained in good working order and shall be installed to measure all water pumped from the well for the purposes of this approval. No water shall be used by the accessory dwelling until the meter has been installed.
3. The main residence and any accessory dwelling shall remain on the same parcel as determined by the County Assessor records, or this authorization shall be rescinded.
4. Water usage measurements from the totalizing meter must be submitted by the parcel owner to DWR no later than January 31st of each calendar year.

State of Nevada

County of WASHOE

Subscribed and sworn to before me on MARCH 12, 2015

by JOHN P. SNYDER

Signed *John P. Snyder*
Owner

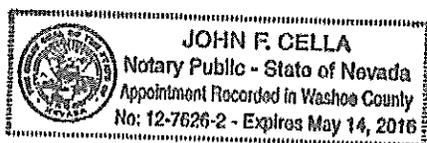
Address 10830 Red Pine Rd.
Street Address or PO Box

Reno, NV., 89506
City, State, ZIP Code

Phone 530-391-9486

E-mail jpsnyder56@gmail.com

[Signature]
Signature of Notary Public Required



Notary Stamp or Seal Required

Revised 06/13

Approval of Local Governing Body or Planning Commission

This request to allow an accessory building to be served by a domestic well is ~~hereby approved~~ subject to the attached notarized agreement.

*authorized
under County
code*

County Assessor Parcel Number: 10830 Red Pine Rd., Reno, NV, 89506

Owner Cynthia R & John P Snyder

Signature



Print Name

Vahid Behmaram

Title

Water Management Planner Coordinator

Agency

CSD

Date

3/13/15

Phone Number

9544647

After approval, please send original to:

**State Engineer
Nevada Division of Water Resources
901 South Stewart Street
Suite 2002
Carson City, NV 89701**

Snyder Shop & Apartment

SHEET INDEX	
ID	Name
A-1	COVER SHEET
A-2	1st FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	SECTIONS
A-7	DETAILS

OWNER DESIGNED
 10830 Red Pine Road
 Reno, Nevada 89506
 Assessor's Parcel
 No.080-288-06



2 Sketch
 SCALE: 1/4" = 1'-0"

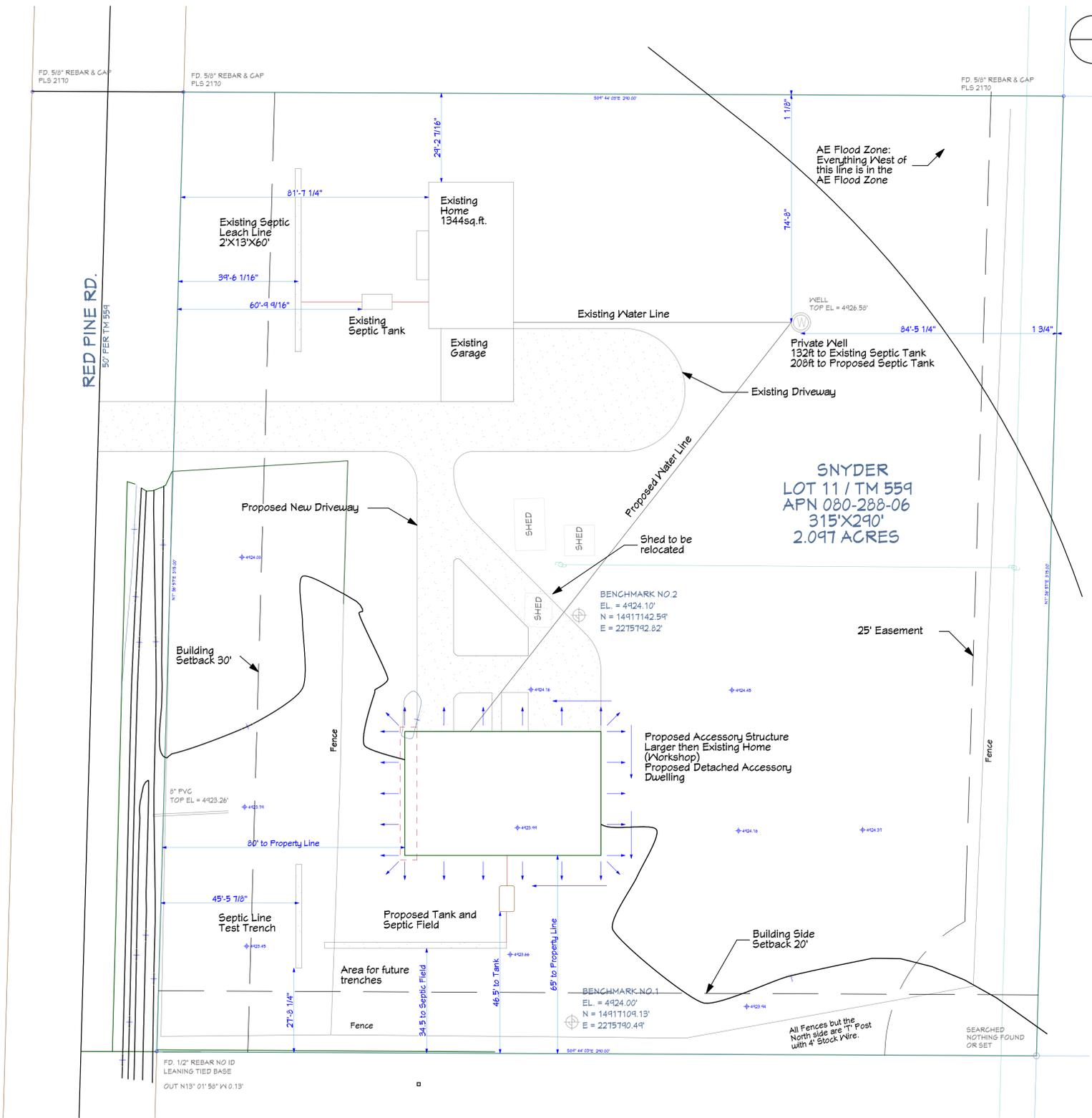


4 VICINITY MAP
 SCALE: 1:80.85

Snyder Shop & Apartment

10830 Red Pine Road
 Reno,
 Nevada 89506

John & Cindy Snyder
 10830 Red Pine Road
 Reno Nevada 89506
 530-391-9486
 jpsnyder56@gmail.com



3 Site
 SCALE: 1" = 20'



Note A: On-Site Sewage Disposal System to comply with the SEWAGE, WASTEWATER, AND SANITATION REGULATIONS

Note B: There are No Public Sewer Disposal Systems within 400ft.

Note C: The Lot is flat and slopes slightly from the high point of 4,926ft. in the northeast corner to 4,923.5 75ft. north of the south west corner.

Note D: There are No Watercourses on or within 100ft of the property other than the small ditch on the side of Red Pine Rd.

Note E: Most of the lot is within a AE Flood Zone as per the FIRM map no.2850G and has been surveyed for a elevation certificate.

SHEET TITLE
COVER SHEET

A-1

SHEET 1 OF 7



Floor Plan Notes:

- 1 36" COOK TOP
- 2 36" REFRIGERATOR SPACE
- 3 2 COMPARTMENT SINK W/ GARBAGE DISPOSAL
- 4 DISHWASHER
- 5 LINE OF CABINET ABOVE
- 6 COUNTERTOP AT +36" W/ LOWER CABINETS
- 7 +36" HIGH ISLAND W/ CABINETS BELOW & BREAKFAST BAR
- 8 DOUBLE OVEN
- 9 SHELF AND POLE
- 10 SINK
- 11 TILE SHOWER W/ IMPACT RESISTANT ENCLOSURE
- 12 WATER CLOSET W/ 18" CLR. EA. SIDE
- 13 WASHER
- 14 DRYER - VENT TO OUTSIDE
- 15 TANKLESS WATER HEATER FOR RADIANT FLOOR (SPECIFIED BY OWNER)
- 16 TANKLESS WATER HEATER (SPECIFIED BY OWNER)
- 17 S.C. 20 MIN. RATED TIGHT FITTING DOOR W/ SELF CLOSING DEVICE
- 18 5/8" TYPE "X" GYP. BD. ALL WALLS AND CEILING BETWEEN GARAGE /SHOP AND CONDITIONED SPACE
- 19 SLOPE GARAGE FLOOR 1/2% MIN.
- 20 CONCRETE SLAB DESIGNED AND SPECIFIED BY SUB-CONTRACTOR
- 21 CONCRETE STOOP / STEPS
- 22 STEEL STRUCTURAL SUPPORTS SPACED 12' O.C. (SEE STRUCTURAL DRAWINGS / CALCS.)
- 23 SHOP SINK
- 24 POST AS PER STRUCTURAL DRAWINGS

FLOOR PLAN

LIVABLE AREA 671.4 S.F.

SCALE: 1/4" = 1'-0"

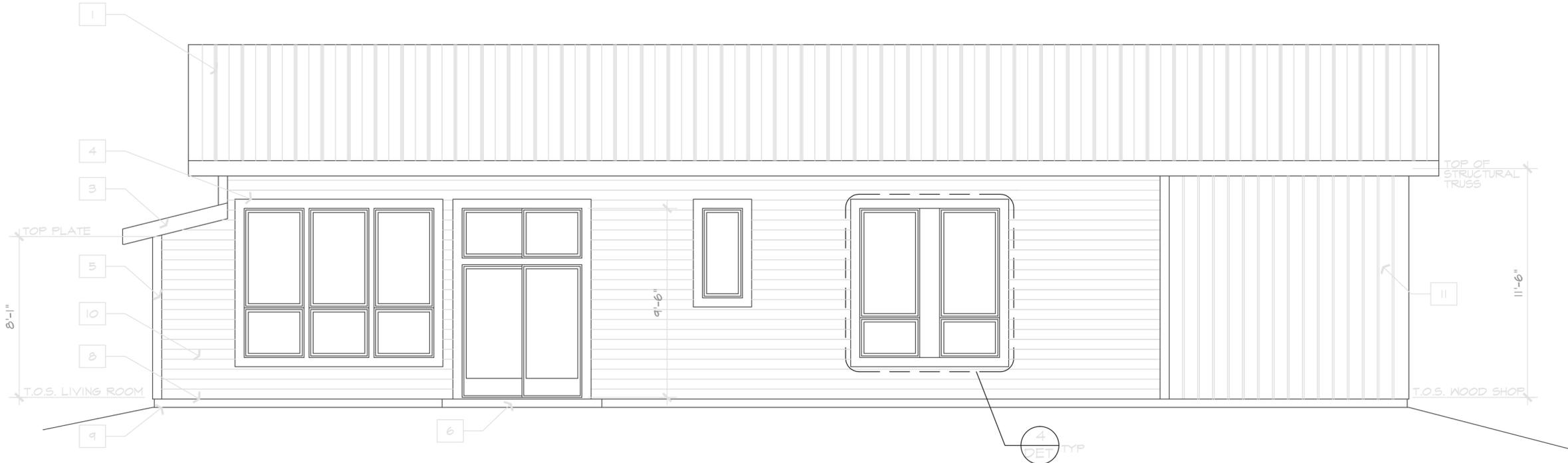
Elevation Notes:

- 1 STANDING SEAM METAL ROOF
- 2 3:12 ROOF SLOPE (TYP)
- 3 2x10 FASCIA (PLUMB CUT)
- 4 2x6 WINDOW AND DOOR SURROUND
- 5 2x6 CORNER BOARD
- 6 CONCRETE SLAB / STEPS
- 7 INSULATED METAL GARAGE DOORS
- 8 CONTINUOUS WEEP SCREED
- 9 FINISH GRADE
- 10 2x LAPPED SIDING
- 11 VERTICAL METAL SIDING PER OWNERS SPECIFICATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

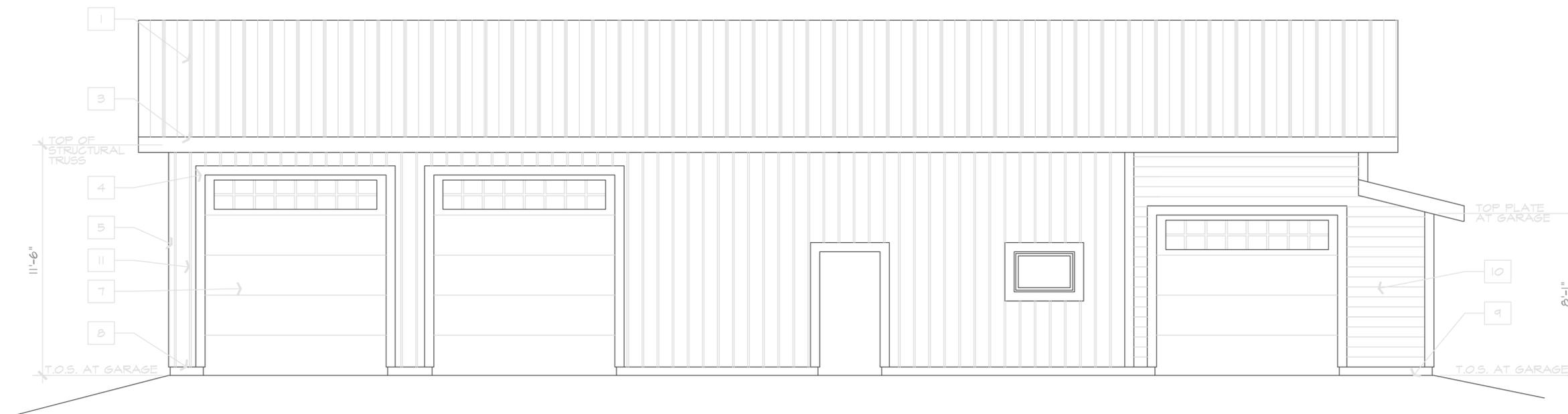
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- 9 FINISH GRADE
- 10 VERTICAL METAL SIDING PER OWNERS SPECIFICATIONS



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"