

AP 16-004

original

Community Services Department

Planning and Development

ADMINISTRATIVE PERMIT APPLICATION

Building Permit #
16-2094



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.: <u>16-004</u>	
Project Name: <u>Odell Riding Arena</u>			
Project Description: <u>7,920 SF Building w/dirt floor</u>			
Project Address: <u>115 Gorham Court</u>			
Project Area (acres or square feet): <u>10.43 acres</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Intersection of 115 Gorham Ct and Red Rock Road</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>079-382-31</u>	<u>10.43</u>		
<u>ZONING = LDR</u>			
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>Lindsay Odell</u>		Name:	
Address: <u>115 Gorham Ct</u>		Address: <u>N/A</u>	
<u>Reno NV</u> Zip: <u>89508</u>		Zip:	
Phone: <u>7759705077</u> Fax:		Phone: Fax:	
Email: <u>lrochelleodell@gmail.com</u>		Email:	
Cell: <u>7755448724</u> Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Tom Hoyle</u>		Name:	
Address: <u>2336 Jacobsen Ln.</u>		Address:	
<u>Gardnerville</u> Zip: <u>89416</u>		Zip:	
Phone: <u>775-782-5022</u> Fax: <u>782-6420</u>		Phone: Fax:	
Email: <u>BARNMAN1@charter.net</u>		Email:	
Cell: <u>775-781-1245</u> Other:		Cell: Other:	
Contact Person: <u>Tom Hoyle</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Development Application

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Project Information		Staff Assigned Case No.: _____	
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Project Description:			
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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <i>Seth Odell</i>		Name:	
Address: <i>115 Gorham Court</i>		Address:	
<i>Reno NV</i> Zip: <i>89508</i>		Zip:	
Phone: <i>775 970 5077</i> Fax:		Phone: Fax:	
Email: <i>seth.odell@gmail.com</i>		Email:	
Cell: <i>775 544 9926</i> Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>TOM L. HOYLE</i>		Name:	
Address: <i>2336 JACOBSEN LN</i>		Address:	
<i>GARDNERVILLE</i> Zip: <i>89416</i>		Zip:	
Phone: <i>775-782-5022</i> Fax: <i>782-6420</i>		Phone: Fax:	
Email: <i>BARNMAN I O CHARTER, NV</i>		Email:	
Cell: <i>775-781-1245</i> Other:		Cell: Other:	
Contact Person: <i>TOM HOYLE</i>		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

Property Owner Affidavit

Applicant Name: Lindsay Odell

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, Lindsay Odell
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-382-31

Printed Name Lindsay Odell

Signed [Signature]

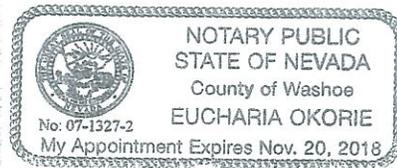
Address 115 Gorham Court
Reno NV 89508

Subscribed and sworn to before me this 1st day of August, 2016

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

My commission expires: 11/20/2018

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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

Property Owner Affidavit

Applicant Name: Seth Odell

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, Seth Odell
(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 Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-382-31

Printed Name Seth Odell

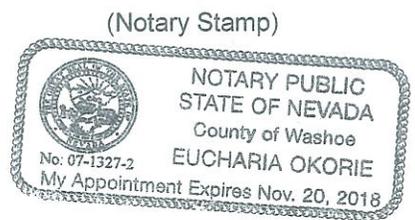
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- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
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Administrative Permit Application Supplemental Information

(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?

Riding Arena - Detached Accessory
Structure larger than the main
dwelling

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

NONE

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?

Riding Arena is the project, Completion 10-31-16
Reference Building Permit #16-2094 to
construct an enclosed Barn and riding
arena - post frame construction w/ dirt floor
7,970 square feet in size.

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

Dirt work in August, Building construction
Aug-Oct 2016 or until complete

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?

This is horse property and is well suited
for the riding arena. No negative impacts
to property or adjacent property.

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

The riding arena will enhance property.

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

None. This project & location in the Red Rock
area will beautify & enhance the property.

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

We have spoken with the only other resident on Gorham Ct. and they are excited for our project & how it will improve our property values.

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

- NA -

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

NONE: painting scheme will be earth tone

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.)

NONE

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

a. Sewer Service	NONE
b. Water Service	NONE

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 #	NA	acre-feet per year	
e. Surface Claim #	NA	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):

NA-

INSTRUCTIONS ONLY. DO NOT INCLUDE WITH APPLICATION SUBMITTAL.

Administrative Permit Development Application Submittal Requirements

1. **Fees:** See Administrative Permit Fee Worksheet. Make check payable to Washoe County. Bring your check with your application to Planning and Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet. (Note: All fees are waived for Administrative Permits for "temporary occupancy for the care of the infirm" [see Washoe County Development Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.
7. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
8. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Washoe County Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)
9. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.

- c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
10. **Floor Plan Specifications:**
- a. If the project involves the use or construction of a building, include floor plans of the building(s).
 - b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.
11. **Landscaping:** Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.
 - Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
 - Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
 - Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.
 - b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
12. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.
13. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
14. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
15. **Packets:** Either one electronic packet (DVD or flash drive) with 3 paper copies OR 7 paper copies if packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required. One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any
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specialized reports identified above shall be included as attachments or appendices and be annotated as such.

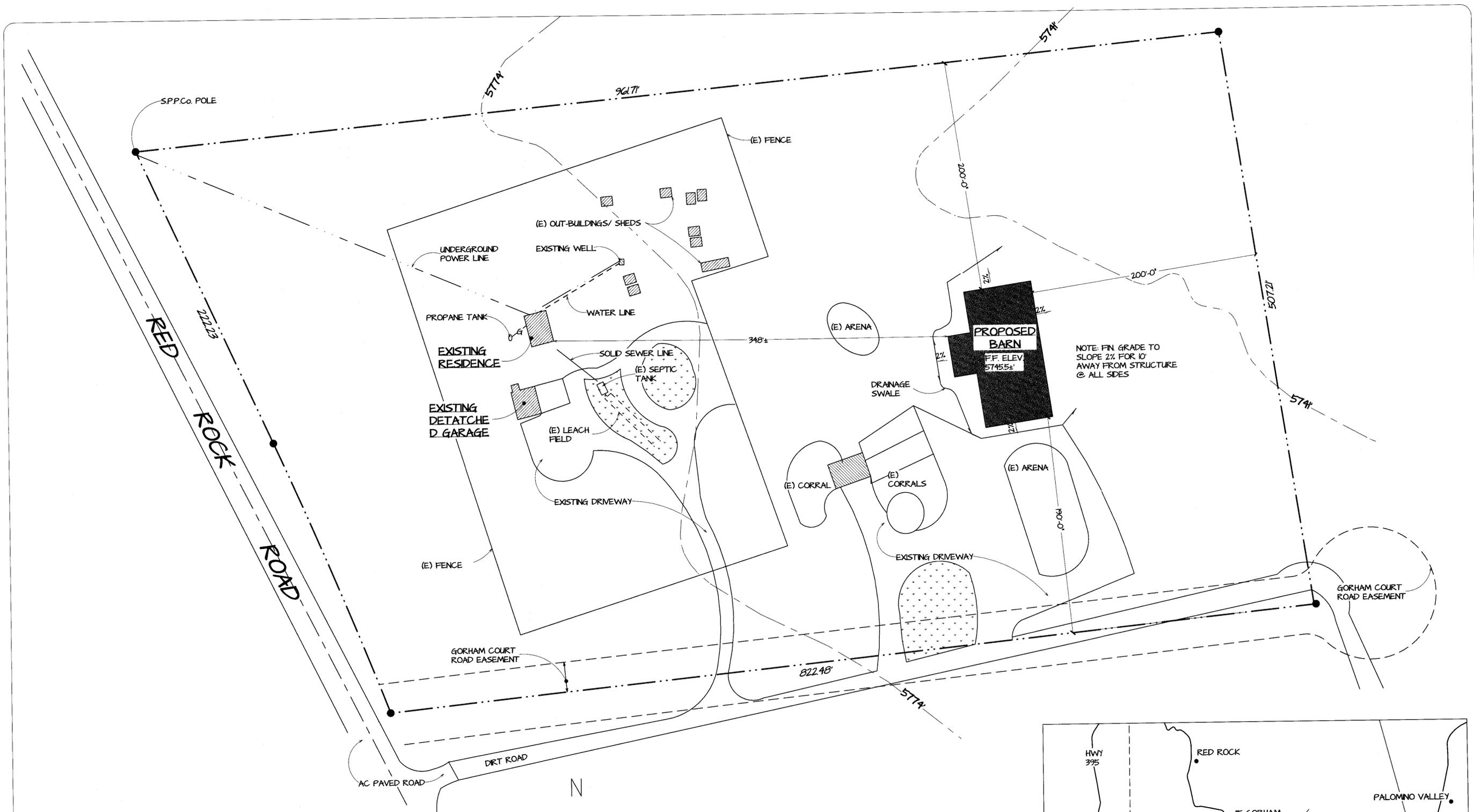
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.

**DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES						HEALTH FEES			TOTAL
	Planning			ENGINEERING	PARKS	UTILITIES	Health District			
	PLANNING	NOTICING					ENVIRON.	VECTOR		
ABANDONMENT										
Not Tahoe	\$1,111	\$200		\$195	-	\$26	\$115	\$213	\$1,860	
Tahoe	\$1,111	\$200		\$195	-	-	\$115	\$213	\$1,834	
ADMINISTRATIVE PERMIT										
Not Tahoe	\$1,265	\$200		\$65	-	\$38	\$115	\$213	\$1,896	
Tahoe	\$1,265	\$200		\$65	-	-	\$115	\$213	\$1,858	
AGRICULTURAL EXEMPTION LAND DIVISION (See Note 5)	\$250			\$500	-	-	\$1,208	-	\$1,958	
AMENDMENT OF CONDITIONS	\$700	\$200		\$390	-	-	-	-	\$1,290	
APPEALS/INITIATION OF REVOCATION										
No Map	\$803	\$200		-	-	-	-	-	\$1,003	
With Map	\$803	\$200		\$390	-	-	-	-	\$1,393	
Administrative/Code Enforcement Decision	-	-		-	-	-	-	-	\$0	
BOUNDARY LINE ADJUSTMENT (See Note 5)										
Not Tahoe	\$51	-		\$268	-	\$38	\$115	-	\$472	
Tahoe	\$51	-		\$268	-	-	\$115	-	\$434	
CONSTRUCTION PLAN REVIEW	\$308	-		\$1,949	-	-	-	-	\$2,257	
COOPERATIVE PLANNING	\$1,230	-		-	-	-	-	-	\$1,230	
DETACHED ACCESSORY DWELLING ADMIN REVIEW										
Not Tahoe	\$1,000	\$200		\$65	-	\$203	\$383	\$162	\$2,013	
Tahoe	\$1,000	\$200		\$121	-	-	\$383	\$162	\$1,866	
DEVELOPMENT AGREEMENT										
Less Than 5 Parcels	\$3,500	\$200		-	-	-	\$383	\$162	\$4,245	
5 or More Parcels (See Note 1)	\$5,000	\$200		-	-	-	\$383	\$162	\$5,745	
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200		\$1,299	-	-	-	-	\$3,741	
DIRECTOR'S MODIFICATION OF PARKING/LANDSCAPING STANDARDS	\$338	-		-	-	-	-	-	\$338	

PUBLIC HEARING APPLICATION AND MEETING DATES

PLANNING COMMISSION		BOARD OF ADJUSTMENT		AGENCY COMMENTS	ADMINISTRATIVE PERMITS		PARCEL MAP REVIEW COMMITTEE	
Intake Date	Meeting Date	Intake Date	Meeting Date	Due Date	Intake Date	BOA Mtg Date	Intake Date	Meeting Date
11/16/2015	01/05/2016			12/08/2015			12/01/2015	01/14/2016
12/15/2015	02/02/2016	12/15/2015	02/04/2016	01/05/2016	01/04/2016	02/04/2016	01/04/2016	02/11/2016
01/15/2016	03/01/2016			02/02/2016			02/01/2016	03/10/2016
02/16/2016	04/05/2016	02/16/2016	04/07/2016	03/08/2016	03/01/2016	04/07/2016	03/01/2016	04/14/2016
03/15/2016	05/03/2016			04/05/2016			04/01/2016	05/12/2016
04/15/2016	06/07/2016	04/15/2016	06/02/2016	05/05/2016	05/02/2016	06/02/2016	05/02/2016	06/09/2016
05/16/2016	07/06/2016			06/07/2016			06/01/2016	07/14/2016
06/15/2016	08/02/2016	06/15/2016	08/04/2016	07/05/2016	07/01/2016	08/04/2016	07/01/2016	08/11/2016
07/15/2016	09/06/2016			08/09/2016			08/01/2016	09/08/2016
08/15/2016	10/04/2016	08/15/2016	10/06/2016	09/06/2016	09/01/2016	10/06/2016	09/01/2016	10/13/2016
09/15/2016	11/01/2016			10/04/2016			10/03/2016	11/10/2016
10/17/2016	12/06/2016	10/17/2016	12/01/2016	11/03/2016	11/01/2016	12/01/2016	11/01/2016	12/08/2016
11/15/2016	01/03/2017			12/06/2016			12/01/2016	01/12/2017
12/15/2016	02/07/2017	12/15/2016	02/02/2017	01/05/2017	01/03/2017	02/02/2017	01/03/2017	02/09/2017

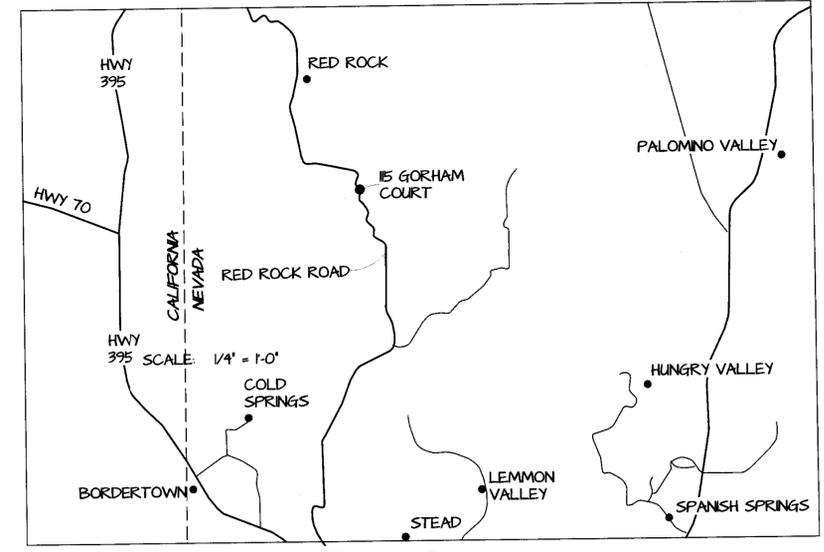


SITE PLAN

1"=40'-0"

PROJECT: 7920 SQ. FT. BARN
 OWNER: SETH ODELL
 ADDRESS: 115 GORHAM COURT
 RENO, NEVADA 89508
 APN: 079-382-31
 ACREAGE: 10.43 ACRES

ACCEPTED
 JUL 18 2016
 Washoe County Health District
 Environmental Health



VICINITY MAP

NTS

SITE PLAN

TOM HOYLE
 CONSTRUCTION
 775-784245

SITE PLAN FOR SETH ODELL
 115 GORHAM COURT
 RENO, NV 89508
 APN: 079-382-31

DATE: 04, JULY 2016
 SCALE: 1"=40'-0"
 JOB NO.: ODELL
 SHEET

10
 OF SHEETS