

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: 109 Grumpy Sun Valley NV.			
Project Description: (Older unit already off) Replace older mobile Home with new			
Project Address: 109 Grumpy Sun Valley NV.			
Project Area (acres or square feet): Floor area: 1,768 Lot sq. Ft: 6882			
Project Location (with point of reference to major cross streets AND area locator): West of Sun Valley Blvd 1/2 Block			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
08523052	.16		
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: Ron Bell		Name: SAME	
Address: 2390 Homestead PL. Reno NV		Address:	
Zip: 89509		Zip:	
Phone: 775-750-5256		Phone:	
Fax: _____		Fax:	
Email: RonBellRealtor@hotmail		Email:	
Cell: 7757505256		Cell:	
Other: com		Other:	
Contact Person: Ron Bell		Contact Person:	
Applicant/Developer: SAME		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		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):	

Property Owner Affidavit

Applicant Name: Ron Bell

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, Ron Bell
(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): 08523052

Printed Name Ron Bell

Signed Ron Bell

Address 2390 Homestead Pl.
Reno NV. 89509

State of Nevada
County of Washoe

Subscribed and sworn to before me this
15 day of April, 2019.

(Notary Stamp)

Washoe County Nevada
Notary Public in and for said county and state

My commission expires: March 23 2022



*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

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

Put a new manufactured home on a lot with all utilities in that previously had one.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

✓ Site Plan

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

Order home, delivery, setup.

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

Level, this unit is typical of street area

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

Property value improvement, no longer a dumping ground and homeless encampment

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Possible noise, work to be 8 to 5,

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

✓ Site Plan

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

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

a. Sewer Service	✓
b. Electrical Service	✓
c. Telephone Service	✓
d. LPG or Natural Gas Service	✓
e. Solid Waste Disposal Service	✓
f. Cable Television Service	✓
g. Water Service	✓

For most uses, 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.

h. Permit #	<i>Sun Valley Municipal</i>	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

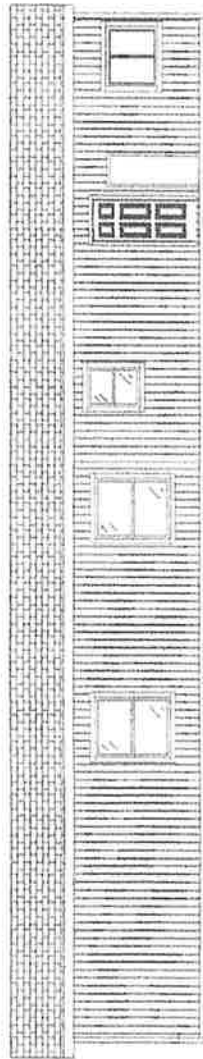
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).



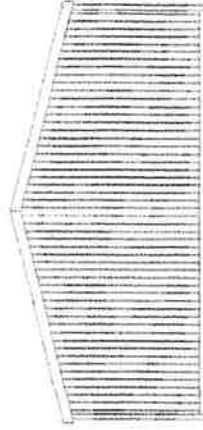
10. Community Services (provided and nearest facility):

a. Fire Station	<i>1.50 mile</i>
b. Health Care Facility	<i>0.75 mile</i>
c. Elementary School	<i>1.25 mile</i>
d. Middle School	<i>1.25 mile</i>
e. High School	<i>1.75 mile</i>
f. Parks	<i>1.25 mile</i>
g. Library	<i>1.00 mile</i>
h. Citifare Bus Stop	<i>1.15 mile</i>

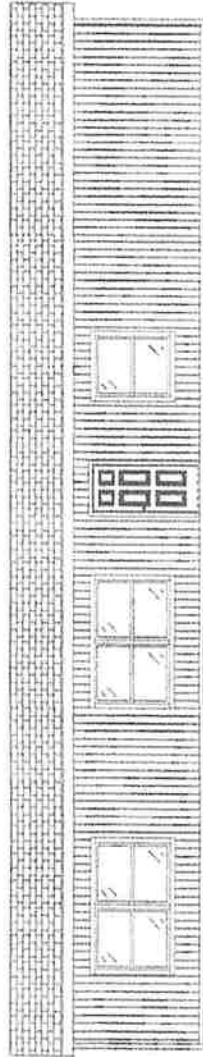
EL-101



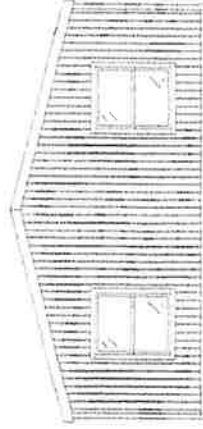
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

Edward S. Hill
3-20-19

CHAMPION

MANUFACTURED BEAUTIFULLY™

THE U.S. MANUFACTURED HOUSING AUTHORITY

MODEL NO. CM-4663A
26'8" X 66'0" 4 BD 2 BTH

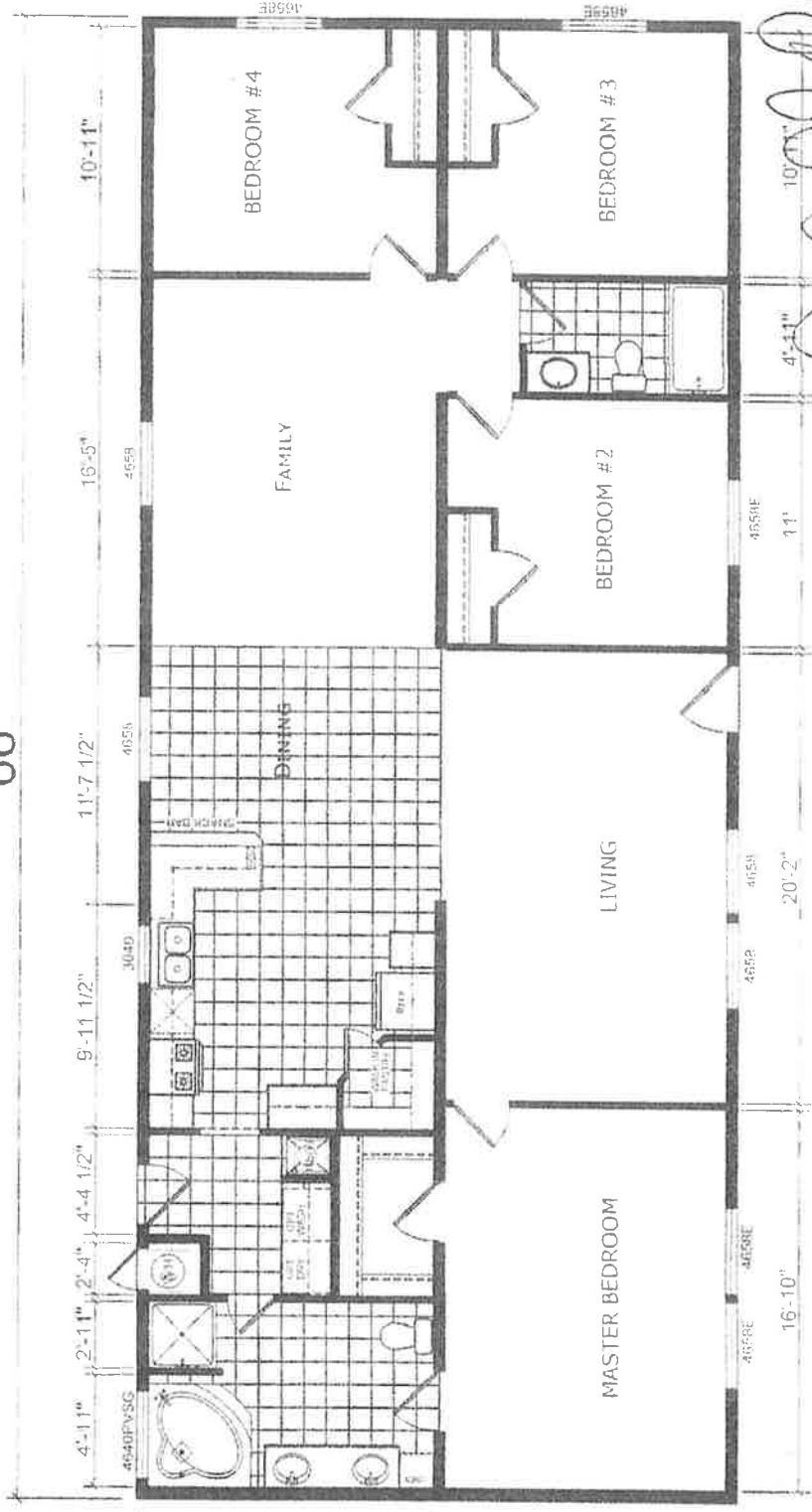
ELEVATION
PLAN

EL-101

PROCESSED AND MANUFACTURED BY
CHAMPION MANUFACTURING COMPANY

DR #121

66'



Dee S. De
3-20-19

CHAMPION
MANUFACTURED BEAUTIFULLY™
P.O. BOX 1000, WILSON, NC 27157-1000

CM-4663A
26'8" X 66'0" 4 BD 2 BTH

LITERATURE PLAN

L-101

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:

nhuang

Receipt Number:

U18.24111

Location:

Treasurer's Office

Receipt Year:

2018

Session:

nhuang-0-04162019

Date Received:

04/16/2019

PAYMENT RECEIPT - DUPLICATE

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2018078257 Bill Year: 2018 PIN: 08523052 Primary Owner: RON BELL Property Addr: 109 GRUMPY LN Property Desc: Township 20 SubdivisionName _UNSPECIFIED Section Lot B Block R	140.67	129.60	0.00	11.07	140.67	140.67	0.00
Real	Bill Number: 2018062154 Bill Year: 2018 PIN: 04809124 Primary Owner: RON BELL Property Addr: 20705 OLD MOUNT ROSE HWY Property Desc: Township 17 Lot 26 Range 19 SubdivisionName MT ROSE BOWL SUBDIVI	352.47	327.54	0.00	24.93	352.47	352.47	0.00
Totals:		493.14	457.14	0.00	36.00	493.14	493.14	0.00



Duplicate

PAID
 APR 15 2019
 W. C. T. O. 27

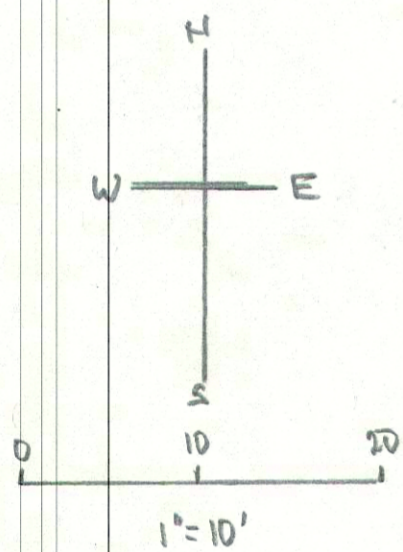
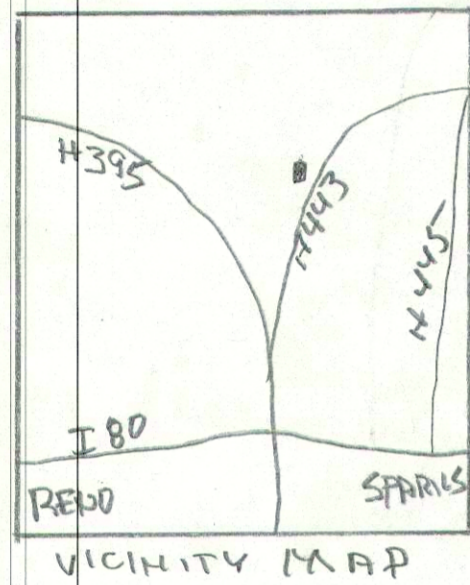
Tender Information:	Charge Summary:		
Master Card	493.14	Real	493.14
Total Tendered	493.14	Total Charges	493.14

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

RON BELL
 2390 HOMESTEAD PL
 RENO NV 89509

BALANCE REMAINING	0.00
CHARGES	493.14
PAID	493.14
CHANGE	0.00



109 GRUMPY LN SUN VALLEY, NV 89433
 APN: 08523052
 OWNER: RON BELL
 P.O. Box 18284
 RENO, NV 89511
 CITY WATER, CITY SEWER
 6882 SQ FT, 158 ACRES
 ALL EXPOSED GROUND WILL BE
 REPLANTED IN NATIVE GRASSES
 NO GRADING REQUIRED
 PREPARED BY DWIGHT GILBERT
 FOR APRIL LLC LIC # 131544
 SUN VALLEY, NV

NOT IN A FLOOD ZONE

